

Mr Robert Excell  
McLaren Excell  
535 King's Road  
Chelsea  
London  
SW10 0SZ

Application Ref: **2014/6610/L**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

27 January 2015

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**34 Downshire Hill**  
**London**  
**NW3 1NU**

Proposal:  
Internal and external alterations associated with the erection of a single storey rear extension at lower ground floor level, excavation to extend existing basement beneath front garden and demolition and rebuild of three storey rear bay window extension.

Drawing Nos: 058\_001; 058\_101 PL-1; 058\_102 PL-1; 058\_103 PL-1; 058\_104 PL-1; 058\_105 PL-1; 058\_110 PL-1; 058\_111 PL-1; 058\_112 PL-1; 058\_113 PL-1; 058\_114 PL-1; 058\_121 PL-1; 058\_122 PL-1; 058\_123 PL-1; 058\_124 PL-1; 058\_125 PL-1; 058\_130 PL-1; 058\_131 PL-1; 058\_132 PL-1; 058\_133 PL-1; 058\_134 PL-1; 058\_201 PL-2; 058\_202 PL-1; 058\_203 PL-2; 058\_204 PL-2; 058\_205 PL-1; 058\_210 PL-2; 058\_111 PL-1; 058\_212 PL-1; 058\_213 PL-1; 058\_214; Basement Impact Assessment by Ingealtoir dated 14/11/2013 (Ref. 14117).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



- 1 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment