

Mr. Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Application Ref: **2014/7263/L**
Please ask for: **Eleanor Lakew**
Telephone: 020 7974 **5878**

9 February 2015

Dear Sir

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48 Delancey Street
London
NW1 7RY

Proposal:

Internal and external alterations associated with the erection of a mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations.

Drawing Nos: Site Location Plan; Design and Access Statement; Heritage Statement; Existing basement plan DEL-EX-01; Existing ground floor plan DEL-EX-GA-02; Existing first and second floor plan DEL-EX-GA-03; Existing third floor and roof plan DEL-EX-GA04; Existing front and rear elevations DEL-EX-GA-05; Existing section A DEL-EX-GA-06; Existing section B DEL-EX-GA-07; Existing section E DEL-EX-GA-08; Existing section D & E DEL-EX-GA-09; Proposed basement floor plan DEL-PL-GA-01; Proposed revised ground floor plan DEL-PL-GA-02; Proposed revised first and second floor plans DEL-PLGA-03; Proposed third floor and roof plan DEL-PL-GA-04; Proposed revised front and rear elevations DEL-PL-GA-05; Proposed section A DEL-PL-GA-06; Proposed section B DELPL-GA-07; Proposed section C DEL-PL-GA-08; Proposed section D & E DEL-PL-GA-09.

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



Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

- 3 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.

- 4 A method statement, including details of (removal/dismantling of the windows and walls and cleaning of the bricks shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment