

Mr. Gavin Challand
Square Feet Architects
8A Baynes Mews
London
NW3 5BH

Application Ref: **2015/0250/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

4 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**5 Holly Mount
London
NW3 6SG**

Proposal:

Replacement of 2 x upper and lower sash windows at 2nd and 3rd floor level, and replacement of 2 x lower sashes at 1st and 2nd floor level.

Drawing Nos: Site location plan; 1428 P 10; 1428 P 11; 1428 P 20; 1428 D 50; Design & access statement.

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

Conditions And Reasons:

- 1 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.

- 2 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed replacement sash windows to the front elevation are considered to be appropriately positioned and designed. The existing windows which are proposed to be replaced are at the end of their life, and are not original to the building. There will therefore be no loss of significant or historic fabric involved in the proposal.

The detail design of the new windows is a facsimile of those being replaced. Whilst the building's original windows would not have incorporated horns, they are proposed to be recreated in the replacement windows, to match those being removed. In this case, this is considered acceptable as the detail will match the remaining windows which are not to be replaced, and will therefore create a more uniform appearance. This anomalous detail is therefore not considered to cause significant harm to the building's special interest in this case.

The proposal is considered to preserve the building's special architectural and historic interest.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment