

Mr Matthew Woodthorpe
MWA1
48 Broadley Terrace
London
NW1 6IG

Application Ref: **2014/7756/L**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

17 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**21 Lyndhurst Road
Hampstead
London
NW3 5NX**

Proposal:

Replacement of existing roof tiles and flashings to match the existing; installation of 3 conservation rooflights to the rear roof slope; replacement of the entrance door, rear door and porch; reinstatement of window openings to the side elevation; refurbishment and minor alterations to the internal plan layout and associated alterations.

Drawing Nos: OS01; EX01; DEM11 D; DEM12 D; DEM13 A; DEM51 B; DEM52 A; DEM61 C; DEM62 D; PL11 D; PL12 D; PL13 A; PL51 B; PL52 B; PL61 B; PL62 B.

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 including all new doors, windows and architraves.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new stairs (internal and external) including balustrade and railings at a scale of 1:10 including materials and finish.

- b) Plans, elevations and sections of all rooflights including manufacturer's details.

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 Reasons for granting listed building consent.

The proposed replacement roof tiles and flashings would match the existing and the proposed rooflights would be conservation type and are considered to be appropriately positioned, as would be the proposed new door and canopy. The reinstatement of window openings to the side elevation is welcomed while the proposed internal layout alterations are minor and are not considered to compromise the building's special architectural or historic interest. The proposal is

considered therefore 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