

Miss Victoria Harrison
Tigg+Coll Architects
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The Old Gasworks
2 Michael Road
London
SW6 2AD
United Kingdom

Application Ref: **2014/7790/L**

Please ask for: **Eleanor Lakew**
Telephone: 020 7974 **5641**

31 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23 West Heath Road
London
NW3 7UU

Proposal:
Installation of 2 x rooflights to the grade II listed building.
Drawing Nos: Site Location Plan 191-000
Revised Statement of Heritage Significance and Impact
Revised Design and Access Statement
Revised existing roof plan 191-001
Revised existing front elevation 191-020
Revised proposed front elevation 191-200
Supporting photographs 191 -002
Proposed Details Velux GGL CK04 Conservation Rooflight 191-500
Proposed Details Velux GGL CK04 Conservation Rooflight 191-501

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 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 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 Reasons for granting listed building consent.

The proposed replacement of two existing rooflights with two 'Conservation' rooflights of the same dimensions to the roof of that part of the building described as 'The Maid's Quarters' to the east of the site is considered to be appropriate. No further historic fabric will be compromised by the work. The proposal is therefore considered to preserve the special architectural and historic interest of the building.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2015, consolidated with alterations since 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment