

Barry Whymark
Whymark Moulton Ltd
20 North Street
Sudbury
CO10 1RB

Application Ref: **2014/7527/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 Mornington Terrace
London
NW1 7RS

Proposal: Erection of side boundary walls at rear garden.

Drawing Nos: 14/167-01, 14/167-02 RevB and 14/167-03.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 drawings 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.

Informatives:

- 1 Reason for granting Listed Building Consent.

The proposed replacement walls would be the same height at 1.35 metres and thickness of the existing walls which are damaged and appear to be almost falling across the entire length to both sides. Following the submission of revised plans, the proposal would have a yellow stock brick to match the materials of the existing house and would have a suitable 1:1:6 Cement, lime and aggregate mortar mix.

The proposal would not result in the loss of original or otherwise historical fabric and would not affect the integrity of the building and its rear curtilage. The proposed replacement walls to both sides of the garden of the application site would not obscure any significant architectural features or visually harm the setting of the listed building. The proposal would relate sympathetically to the listed building and is considered to be acceptable in terms of its location, proportions and design and would preserve the buildings special architectural and historic interest.

The site's planning history has been taken into account when coming to this decision. A site notice was displayed and press notice was published, one letter of objection and one comment were received following consultation.

Special regard has been attached to the desirability of preserving the listed building, curtilage 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 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