

Mr Richard De Boise
Zminkowska De Boise Architects
85 Westwood Avenue
Hitchin
Hertfordshire
SG4 9LL

Application Ref: **2015/2503/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

30 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Spedan Close
London
NW3 7XF

Proposal:
Replacement of non-original front door and internal alterations.

Drawing Nos: Site location plan; 1309 01; 02; 10; 20; 30; 31; 32; 33; 34; 35; 36; 37; design, access & heritage 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 replacement of the incongruously detailed front door with one to match the original pattern of the estate will improve the building's appearance and character and benefit the consistency and special interest of the wider estate.

Internally, later works of alteration will be removed and the plan form and detailing within the kitchen and living area revised. The internal works are in the spirit of the building's original layout and character, and are considered an improvement over the existing situation at these levels.

The works are therefore 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 public 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.16 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', written in a cursive style.

Ed Watson
Director of Culture & Environment