

Mr John Broderick  
JPB ARCHITECTS  
Cedar House  
Vine Lane  
Hillingdon  
Middlesex  
UB10 0NF

Application Ref: **2015/3737/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

11 August 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**2 A Pilgrim's Lane**  
**London**  
**Camden**  
**NW3 1SL**

Proposal:  
Replacement of architrave, skirting and cornice on main lounge and alterations to internal door and external window to rear elevation.

Drawing Nos: 101; 102; 105; 106; 107.

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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 The existing building has been severely altered in the past and retains limited fabric or features of interest. The proposed plans would replace modern joinery and plaster features, as well as doors with new elements which are, on the whole, of greater heritage benefit. The replacement doors would match other that exist in the property already and would preserve the character of the listed interior.

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.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