

Mr.David McGahon  
McLaren Excell  
535 King's Road  
London  
SW10 0SZ

Application Ref: **2015/3847/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

13 August 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**34 Downshire Hill**  
**London**  
**NW3 1NU**

#### **Proposal:**

Installation of 2 x air conditioning units on side extension roof; replacement of 1 x sash window at rear first floor level with new window to match existing; demolition of brick wall at lower ground floor level and replacement with new brick wall; and waterproofing membrane to existing front vaults.

Drawing Nos: 058-200, 058\_102 P2, 058\_103 P2, 058\_104 P2, 058\_105 P2, 058\_110 P2, 058\_111 P2, 058\_112 P2, 058\_113 P2, 058\_114 P2, 058\_202 P2, 058\_203 P2, 058\_204 P2, 058\_205 P2, 058\_210 P2, 058\_211 P2, 058\_212 P2, 058\_213 P2, 058\_214 P2, 058\_204 T1, 058\_205 PL-1, 058\_122 P2, 058\_123 P2, 058\_124 P2, 058\_125 P2, 058\_130 P2, 058\_131 P2, 058\_132 P2, 058\_133 P2, 058\_134 P2, 058\_481A P1, Design and Access Statement dated May 2015 and Historic Building Statement dated June 2015.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### **Conditions And Reasons:**

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 The rear sash window would be partly restored with the bottom sash to be replaced to match. The development would return original features back to the Grade II listed building that had been lost over time. As a result, the proposal is considered to preserve the setting and the features of special architecture of the listed building. The air conditioning units would be located within a timber surround of a smaller footprint and height than the existing cold water store and are considered an improvement on the current situation. The replacement of the structurally unsound wall in front of the existing vaults would see the loss of some historic fabric, but the development is not considered to harm the special architectural and historic interest of the Listed Building.

The proposed works are considered relatively minor in nature and would not adversely impact on the setting of the listed building or the character or appearance of the conservation area. Overall, the external and internal alterations to the listed building would not cause a material level of harm to its significance and are acceptable.

The site's planning history has been 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 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 policies 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, 56-66 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