

Mrs Kiran Ubbi  
Turley Associates Ltd  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

Application Ref: **2014/7133/L**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

14 August 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Capo Di Monte**  
**Windmill Hill**  
**London**  
**NW3 6RJ**

#### Proposal:

Alterations in connection to the creation of a single dwelling house from two residential units; including alterations to an existing rear extensions, a basement extension, internal alterations and external alterations including new and replacement windows.

Drawing Nos: 1249/S 00; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 and AP 01; 02; 03A; 04A; 05A; 06; 07; 08; 09; 10; 11 and 1249/SK 01; 02A; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12A; 13A; 13(1); 14A; 15; 16 and Basement Impact Assessment by HR Wallingford (ref: MAM7359-RT001-R01-00 dated November 2014; Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated November 2014; Tree Survey and Arboricultural Method Statement (ref: 1249) dated October 2014; Specification for Underpinning by Michael Barclay Partnership (ref: 6036); Engineering Drawings by Michael Barclay Partnership (ref: 6036-301 to 311, 320, 321) dated February 2015; Addendum to Structural Engineer's Report by Michael Barclay Partnership (ref: 6036) dated 09/03/2015; Letter from HR Wallingford of 27/02/2015 Addendum to Structural Engineer's Report Appendix A (ref: 6036); Appendix B Addendum to Structural Engineer's Report (ref: 6036) dated February 2015; Trial Pit Investigations, Addendum to Structural Engineer's Report Appendix C (ref: 6036) dated February 2015; Ground Movements Assessment Addendum to Structural



Engineer's Report Appendix D (ref: 6036) dated February 2015; Monitoring Plans 6036-303, 308, Addendum to Structural Engineer's Report Appendix E dated February 2015; Letter from Michael Barclay Partnership of 9th March 2015 (ref: 6036AJB); Ground Investigation Report by Ground Engineering (ref: C13361A) dated February 2015; Geotechnical Interpretive Report for 4 Upper Terrace by Geotechnical Consulting Group dated April 2013; Draft Construction Management Plan by Charlton Brown Architects (ref: 1249) Rev 1 dated October 2014; Archaeological Desktop Assessment May 2014 (Revised October 2014); Planning Statement October 2014; Design and Access Statement October 2014 and Heritage Statement October 2014.

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 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.

- 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 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). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

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