

Mr ALEX P GATH
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United Kingdom

Application Ref: **2015/4475/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

4 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
106 Frognal
London
Camden NW3 6XU

Proposal:
Proposed rear extension following demolition of existing and partially lowering ground level to rear garden area.

Drawing Nos: Design and Access Statement, Heritage Statement, Site location plan, Aluminium specifications, A117614.S01, A117614.P03C, A117614.P04B.

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 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The building has been extended to the rear and altered internally and there are few features of architectural or historic interest remaining internally. The proposed demolition of the conservatory and new extension would not adversely impact upon the building's historic plan form, and no element of the proposals will involve the loss of or harm to significant or historic fabric. Revised plans were submitted to omit the single ply roof membrane and have a lead covered roof which is considered more traditional. The proposal is considered therefore to preserve the building's special architectural and historic interest.

In respect of the shallow excavation and levelling of the rear garden this is considered to be not detrimental to the setting of the listed building. The raising of the gardens to different levels occurred in modern times and there is nothing apart from the brick boundary walls to all sides of the rear garden that is worthy of preservation (which would not be altered as part of the works).

The site's planning history was taken into account when coming to this decision, and one objection was received.

Special regard has been attached to the desirability of preserving the listed building and any features of special architectural or historic interest which it possesses, 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 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