

Mr Gavin Orton  
Gavin Orton Architect  
35 Forest Road  
Birmingham  
B68 0ED

Application Ref: **2015/2250/L**  
Please ask for: **Victoria Pound**  
Telephone: 020 7974 **2659**

30 October 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**20 Dunboyne Road**  
**London**  
**NW3 2YY**

Proposal:  
Internal and external alterations including alterations to partitioning, replacement of non-original kitchen, and replacement of non-original aluminium sliding doors.

Drawing Nos: 1043 0005 A; 0006 A; 0010 A; 0015 B; 0016 B; 1005 B; 1006 B; 1010 B; 1025 B; 1026 B; 1030 A; 1035 A; 1040 B; 2005 B.

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:

Alterations are proposed at both levels. Some internal alterations have taken place prior to the building's listing, and the dwelling does not retain all of its original fit out, including the kitchen.

The alterations to partitioning at the both levels will allow the original plan form to be understood, and will not involve the loss of any significant fabric. The replacement of the original stair is considered acceptable in its design and position. Original full-height doors throughout will be refurbished and reused. Non-original aluminium sliding doors at the upper level will be replaced in facsimile.

The proposed works are not considered to have a detrimental impact upon the building's character, historic layout, or upon any significant or historic fabric. The special architectural and historic interest of the building will be preserved.

The site's planning history was taken into account when coming to this decision. No objections 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