

Mr Martin Harradine
AZ Urban Studio
Magdalen House
136-148 Tooley Street London
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United Kingdom

Application Ref: **2015/5298/L**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

16 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Terrace Lodge Admiral's Walk London Camden NW3 6RS

Proposal:

Erection of part two storey rear extension, basement, garden shed, rooflight and associated works (retrospective).

Drawing Nos: Cover letter dated 1st September; AZ Studio Statement in support of Certificate; Building Control Site Inspection notes from Hobbs Construction Ltd; Approved 2004 drawing in relation to planning permission 2004/1213/P; Existing drawings as per planning permission 2004/1213/P; A site location plan outlining the application site; Section - Existing /As Built, 20 S2A; Roof Plan - Construction, 20 04A; Drawing 90.51; Entrance gate sketch; Ground Floor - Existing /As Built, 20 02 A; 1st Floor - Existing /As Built, 20 03A; East Elevation - Existing /As Built, 20 E1 A, Engineer piling drawing; Basement: Furniture and Electrical Layout Revision A; General Garden Setting and Detail, 90 01 D; West Elevation - Construction, 20 E2.

The Council has considered your application and decided to grant Listed Building Consent .

Informative(s):

- 1 Reasons for ranted listed building consent.

The retrospective works to the listed building are acceptable and comply with



guidance contained within supplementary documents and all relevant LDF policies.

The property is a Grade II Listed Building and falls within Hampstead Conservation Area.

Much of the proposed works already benefited from permission under reference 2004/1213/P. However significant deviations from the plans were undertaken and the development of a basement was implemented, all without permission. Nevertheless, the proposals are considered acceptable as they have not harmed the special character of the property or destroyed any historic fabric. As such, they comply with policies CS14 (Council's Core Strategy) and DP25 (Development Policies).

No objections have been received to the proposal. The site's planning history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as well as preserving the building or its setting or any features of special architectural or historic interest which it possesses as required by s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In light of the above, the proposed development 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 126-128 of the National Planning Policy Framework (2012).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment