

Mr Edward Toovey
ed toovey architects
Studio 401
Royle Building
31 Wenlock Road
London
N1 7SH

Application Ref: **2015/5017/L**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

16 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Lodge
University College School
Frognaal
London
NW3 6XH

Proposal:

Alteration and extension to The Lodge building (Use Class D1) including landscape works.

Drawing Nos: OS Extract, 1117B_GL_002_UCS, 1117B_GL_012_UCS,
1117B_GA_001_UCS, 1117B_GA_011_UCS, 1117B_GA_013_UCS,
1117B_GA_012_UCS, 1117B_GE_001_UCS, 1117B_GE_011_UCS,
1117B_GE_012_UCS, 1117B_GE_013_UCS, 1117B_GE_014_UCS,
1117B_GE_015_UCS, 1117B_GS_015_UCS, 1117B_GS_011_UCS,
1117B_GS_012_UCS, 1117B_GS_013_UCS, 077_L01_A and 077_L02_A.

Supporting documents: Design and Access Statement.

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 Reason for granting listed building consent:

Much of the original features of the listed building are intact and the proposal would result in internal and external alterations. Whilst there would be changes made to the interior of the listed building, existing period important features such as the original staircase and the fireplace would be retained whilst non original features would be removed.

The single storey extension is considered to be subordinate in scale to the host building and is set back behind the north side. The proposed materials which include lightweight glazing, simple brickwork, coping masonry and terracotta baguette horizontal louvres have are to be used so that the extension is deliberately be read as secondary and is therefore considered acceptable. Due to its siting and its modest scale, the proposal would not have a detrimental impact on the Grade II listed building or the wider Redington and Frogna Conservation Area. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or 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 proposed development is in general accordance with policies CS5

and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 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', written in a cursive style.

Ed Watson
Director of Culture & Environment