

Robert Paterson
75 South End Road
London
NW3 2RJ

Application Ref: **2015/5440/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

24 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat B
7 Gainsborough Gardens
London
NW3 1BJ

Proposal: Replacement of windows to front and rear elevations at first floor level.

Drawing Nos: 3 x Photos; Design and Access/Heritage Statement; Existing and Proposed Detailed Windows; GG_EX_AL_010_Location Plan; GG_PR_AL_210_Existing & Proposed Front Elevation Rev A; GG_PR_AL_210_Existing & Proposed Rear Elevation Rev A.

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 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.

- 3 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.

- 4 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 conditions 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.

Informatives:

- 1 Reasons for granting permission:

The proposal seeks to replace the existing single glazed timber first floor windows with identical single glazed timber windows on the front and rear elevations. The proposal being a like for like replacement will therefore retain the traditional aesthetic of the fenestration present within Gainsborough Gardens.

The proposal is a welcome improvement and is considered appropriate in terms of size, design, location and the material to be used will preserve and enhance the character and appearance of the conservation area and the streetscene and will not cause any significant harm to the setting of the host building and adjacent listed buildings.

The proposal will not impact on the neighbours' amenity nor would it be harmful to either pedestrian or highway safety.

The site's planning history and relevant appeals have been taken into account

when coming to this decision. An objection was originally received from The Heath and Hampstead Society but subsequently withdrawn following the submission of further detailed drawings of the proposed windows.

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 proposed development is in general accordance with policies CS5, CS14 and CS17 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 alterations since 2011; and paragraphs 14, 17, 56 - 67, 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