

Toko
Mrs Geraldine Purves
18 Brewers Lane
Richmond
London
TW9 1HH

Application Ref: **2015/4197/L**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

4 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Flask Walk
London
NW3 1HJ

Proposal: Installation of an awning and alterations (including repainting) to shopfront.

Drawing Nos: Cover letter dated 09/07/2015; Site location plan Scale 1:1250 and 1:100; 1 unnumbered drawing of Front Elevation and Side Elevation Scale 1:50; Photo montage of proposed awning; Photo of existing shopfront and Heritage Statement dated 13th August 2015.

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 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.

- 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.

Informative(s):

- 1 Reason for granting listed building consent;

The proposed replacement fascia and projecting signs would follow the current scale and illumination of existing signs, therefore the size, location and type of illumination would not harm the special interest of the listed building.

The painting of the shopfront would improve the appearance of the listed building.

The awning installation is considered acceptable. It would be screwed to the brickwork above the fascia with iron arms bolted to the brickwork below the fascia.

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

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (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