

Mr Richard Keep
Richard Keep Architects
48b Grafton Road,
London
NW5 3DY

Application Ref: **2015/2069/L**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

15 January 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9A Westbury House
The Grove
London
N6 6JU

Proposal:

Extension of existing basement with associated internal reconfiguration and installation of front lightwell, railings and porch. Install double glazed french doors to rear ground floor, a window to second floor rear and a new dormer to the mansard roof.

Drawing Nos: 140-1101 Rev P; 140-1100 Rev P; 140 Location Plan Rev P; 140-1200 Rev P; 140-1201 Rev P; Basement Impact Assessment prepared by GEA dated April 2015; Construction Method Statement prepared by EngineersHRW dated 20/4/14; Independent Basement Audit prepared by Campbell Reith dated October 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 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth .

- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings with typical moulding and architrave details at a scale of 1:1.

- c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.

- d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall then be carried in accordance with the approved details

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment