

Mr Matthew Woodthorpe
MWA1
48 Broadley Terrace
London
NW1 6IG

Application Ref: **2015/6376/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

22 January 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
21 Lyndhurst Road
London
NW3 5NX

Proposal:

Details of staircases and rooflights required by conditions 4a) and 4b) of Listed Building consent granted on 17/03/2015 (reference: 2014/7756/L for the replacement of existing roof tiles and flashings to match the existing; installation of 3 conservation rooflights to the rear roof slope; replacement of the entrance door, rear door and porch; reinstatement of window openings to the side elevation; refurbishment and minor alterations to the internal plan layout and associated alterations.)

Drawing Nos:

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):



1 Reason for Granting Listed Building Consent: (Approval of Details):

This application to discharge the conditions relating to new roof lights and an internal and external stair is acceptable because the detailing for all components is a modern intervention but acceptable because it would sustain the significance of this Grade II listed building.

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.

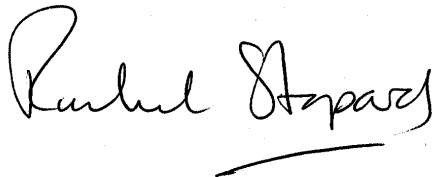
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126 - 141 of the National Planning Policy Framework.

- 2 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment