

Mr Peter Lambrou
KCJ Builders
12 Inkerman Road LONDON London
NW5 2JU United Kingdom

Application Ref: **2015/3809/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

24 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 6 Hampstead Gates
40A Prince of Wales Road
London
NW5 3LN

Proposal:
Installation of mezzanine in the reception room.
Drawing Nos: Proposed plan, heritage statement, design and access statement, existing ground and lower ground floor plan, images of stair materials

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.

Informative(s):

- 1 The site is a grade-II-listed former school of 1849 situated in the Inkerman Conservation Area. The school has been converted to flats.

It is proposed to install a timber and iron mezzanine and spiral stair at the rear of a large, tall living room in Flat 6 - originally designed to be a classroom or hall.

Following officer advice, the mezzanine was repositioned away from an existing chimney breast to enable this feature to be clearly read. The proposed works will be reversible and differentiated and so will cause no harm to the special interest of the grade II listed building.

Being internal works to a grade-II-listed building, the application has not been advertised in the press or by means of a site notice. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

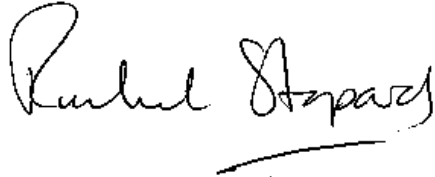
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 3 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 the name.

Rachel Stopard
Director of Culture & Environment