

Mr Glenn Dunn  
42 Mornington Terrace  
London  
NW17RT

Application Ref: **2016/0960/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

11 April 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**42 Mornington Terrace**  
**London**  
**NW1 7RT**

Proposal:

Installation of railings and gates on front boundary, repair side railings between nos.42 & 43, and replace guard rail between nos.41 & 42 with railings.

Drawing Nos: Location Plan; Site Plan; Heritage, Design & Access Statement; GSD012; GSD013; GSD014; GSD015; GSD018

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.

Informative(s):

- 1 Reasons for granting consent:

The proposed restoration of finials to historic cast iron railings to match existing, the replacement of a modern tubular steel railing between nos. 41 and 42 with new cast-iron railings to match existing, and the replacement of the box hedge to the front boundary with new cast-iron railings and gates will complement the consistent railings that exist along the rest of the terrace and will help to restore the character of the terrace. The height, location and design of the railings are considered acceptable and will preserve the special interest and appearance of the Grade 2 listed building and the setting of the overall listed terrace.

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

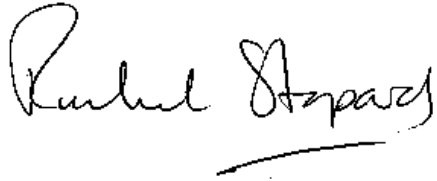
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policies 7.4, 7.6 and 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 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, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard  
Director of Culture & Environment