

Mr Fong Lim
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Application Ref: **2015/5189/L**
Please ask for: **Samir Benbarek**
Telephone: 020 7974 **2534**

1 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48A Kentish Town Road
London
NW1 9PU

Proposal:

Mini-piled underpinning, crack repairs and roof replacement to include new tiling, new stone step and removal of parapet to front extension of basement flat
Drawing Nos: OS Map (Location Map); OS Map (Block Map); 101_A; 101_C; Piling Details; Design and Access Statement; Heritage Statement

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) Samples and details of the proposed tiling for the entrance terrace to the flat above.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Listed Building Consent:

The proposed remedial works to the host building will consist of mini-piled underpinning, crack repairs and roof replacement upon a front projection to a basement flat of the host building. These works are necessary for a number of structural reasons for the host flat and building although considered not to cause detriment to the character and historic interest of the host building.

Planning permission was granted in 1976 for development including the front projection in which it is noted that the structure has deviated from the granted design. The proposed works will aesthetically reclaim the appearance of the front projection and entrance terrace approved in the previous consent. This includes alterations including removal of the parapet around the entrance terrace, a stone step by the front door and the replacement of the existing tiles with either stone

flags or ceramic tiles. Further details of the proposed tiles for the porch will be secured by a condition upon approval.

As the proposed works are external, public consultation was necessary and undertaken by placement of a site notice in close proximity to the site and a press notice. One comment and one objection was received which were duly noted. The site's planning history was taken into account when coming to this decision.

Historic England was consulted, whereby a response was received on 21 December 2015 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice.

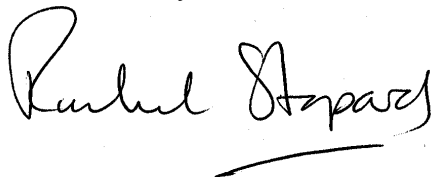
Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform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

As such, the 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment