

Mr. David Lipsey
Transformation Architects
17 Bonny Street
London
NW1 9PE

Application Ref: **2016/2233/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

12 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
37 Flask Walk
London
NW3 1HH

Proposal:
Reinstatement of part original wall at first floor; alterations to storage cupboards at first floor and formation of new door to new bedroom area of first floor.
Drawing Nos: 1970; 1970/2; 1972/OS.

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

Conditions And Reasons:

- 1 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.

- 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 Reasons for granting listed building consent:

Listed building consent is sought for retrospective minor internal alterations. The works include reinstating what is likely to have been the original rear wall of the house between bedroom 2 and the new bedroom 3. This helps to reinstate the historic plan form and allow the size of the original cottage to be better understood at first floor level.

The works also include forming a small cupboard in the rear addition and creating a door in the location of a former window. These works do not cause harm to its special interest given the cupboard is a minor change and the door opening would access the modern addition which is of limited interest to the significance of the grade II listed building.

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 (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 25 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.

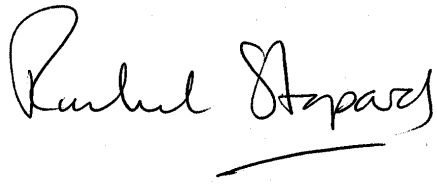
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Supporting Communities

2016/2233/L

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities