

Ms Nancy Ni Bhriain
3 Wesleyan Place
London
NW5 1LG

Application Ref: **2016/2184/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

20 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Wesleyan Place
London
NW5 1LG

Proposal: Replacement of rear ground floor door with new timber sash window; installation and replacement of new windows and doors to the closet wing extension; and minor internal alterations involving the reconfiguration of the closet wing extension at first floor level.

Drawing Nos: 107-PL1-EX00, 107-PL1-EX01, 107-PL1-EX02, 107-PL1-EX03, 107-PL1-EX04, 107-PL1-GA00-1 Rev.A, 107-PL1-GA01-1 Rev.A, 107-PL1-GA01-2, 107-PL1-GA02, 107-PL1-GA03, 107-PL1-GA04 Rev.A, 107-PL1-DET03, 107-PL1-LOCATION PLAN, 107-PL1-SITE PLAN, Heritage Statement dated 21/03/2016.

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) Plan, elevation and section drawings of all new internal and external doors (including paint finish and colour) at a scale of 1:10.

- b) Plan, elevation and section drawings of all new cast iron rainwater goods demonstrating the relationship of new pipework with the structure of the building.

- c) A sample panel of new brickwork which demonstrates the brick type, bond, pointing and mortar (to be provided on site and retained on site during the course of the works).

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 works to replace the ground floor door and first floor window of the closet wing

front elevation with new timber framed windows are considered acceptable and would enhance the appearance and respect the significant of the listed building. The replacement of the uPVC door to the rear elevation with a timber-framed door and replacement of the existing plastic rainwater goods with cast iron would also be of merit.

The original proposal included the removal of two windows and a door to the closet wing side elevation at ground floor level and their replacement with large steel-framed glazed double doors. This would cause harm to the character of the host building and result in an unacceptable loss of historic fabric. The proposal was subsequently revised to include a timber framed door/window arrangement which would utilise existing openings, have minimal intervention with historic fabric and retain brick arches, traditional materials, details, character and appearance.

Two existing first floor windows would be removed and replaced with more traditional timber-framed sash windows with brick arches above. A new window would be installed which would match these in terms of position, detailing and materials. These changes are considered more in keeping with the appearance of this elevation and would re-introduce a sympathetic window style to this elevation.

Minor internal alterations include the reconfiguration of the closet wing extension at first floor level to provide a smaller bathroom and enlarged additional room; and the installation of a new sliding door at ground floor level affixed to a new internal partition that would not harm the original masonry wall. The alterations are not considered to impact the historic plan form of the building or result in the loss of historic fabric and are therefore considered acceptable.

Comments were received from the Dartmouth Park CAAC which were incorporated into revisions to the original proposal; namely the replacement of the steel-framed windows and doors with traditional timber-frames.

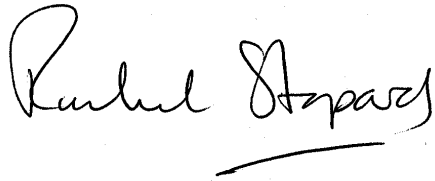
The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2016 and paragraphs 14, 17, 56 -66 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 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