

Mr. Kampanat Atichatpong
design-NA Architects
70 Cowcross Street
London
EC1M 6EJ

Application Ref: **2016/1786/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

25 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Upper Terrace Lodge
4 Upper Terrace
London
NW3 6RH

Proposal:
Installation of a pedestrian access gate adjacent to approved vehicle gate within the front boundary wall of the property.

Drawing Nos: 09UTR 01 000; d-NA UTP 00 103 P0; d-NA UTP 00 203 P0; d-NA UTP 01 001 P0; d-NA UTP 01 103 P0; d-NA UTP 03 100 P0.

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 The officers report for the works in install the vehicle gate (approved 2011) confirms the section of wall in front of no. 4 Upper Terrace is not of any historic interest, in that the bricks are modern and the bond does not match the original sections of wall. In this regard the removal of a small additional part of the wall to allow the installation of a pedestrian gate would not result in the loss of historic fabric.

Pedestrian gates are an established characteristic of boundary walls to listed building of this period and similar pedestrian gates and openings are found within the existing adjoining wall of the listed houses which form part of upper terrace. The gate would match the design of the new vehicle gate and would not harm the significance of the grade II listed house.

The site's planning history was taken into account when coming to this decision. No objection has been received as part of the consultation.

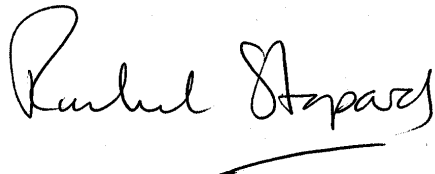
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy 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 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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Stopard
Director of Supporting Communities