

Mr Anthony Brogan
Montagu Evans LLP
5, Bolton Street
London
W1J 8BA

Application Ref: **2016/2060/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

7 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
75 Flask Walk
London
NW3 1ET

Proposal:
Part demolition and reconstruction of a boundary wall and associated railings to front of property
Drawing Nos: Site Location Plan; 001 (RevC); 75FW 1000; 75FW2000; 75FW 3000; Cover Letter (dated 22/03/2016); Design & Access Statement (March 2016); Structural Letter

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 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.

- 3 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.

Informative(s):

- 1 Reasons for granting listed building consent.

Following officer advice, this proposal now allows for the brick wall to be rebuilt in its original form, as is appropriate to a listed structure, while adding a concrete wall behind to protect against future collapse. The concrete part is easily understood as a later addition and, being buried, will not affect the setting of the listed building. The concrete wall is set slightly away from the brick one to prevent sacrificial weathering.

It is considered that there would be no harm to the historic fabric and special interest of the listed building as a result of the proposed works.

No objections have been received prior to making this decision. The planning history of the site has been 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

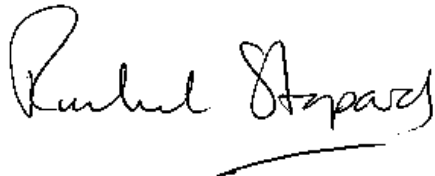
Director of Supporting Communities

2016/2060/L

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 Supporting Communities