

Miss Freya Heath
Levitt Bernstein Associates
1 Kingsland Passage
London
E8 2BB

Application Ref: **2016/0284/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

24 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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39 & 42 Spedan Close

Branch Hill Estate

London

Camden NW3 7XF

Proposal:

Renovation and restoration of kitchens and bathrooms for the 14 Type 5P dwellings owned by Camden Council at Spedan Close.

Drawing Nos: Design & access statement incorporating heritage statement, 3325RL700P2 original kitchen layout, 3325L100P1 location plan, 3325RL701P2 modified kitchen layout,



3325RL702P2 replaced kitchen layout, 3325A600P2 cupboard details

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 Reasons for granting listed building consent:

The site is a grade-II-listed housing estate of the 1970s designed by Benson and Forsyth with a high level of bespoke interior details, many of which have survived. It is proposed to refurbish the kitchens and bathrooms of the 14 five-person flats on the estate. In each case, an inventory has been supplied of what survives of the original fittings and, where these remain they are retained. Where they have been lost, for example the sliding timber cupboard doors, they are to be replaced in facsimile. The sanitary fittings are of no special historic interest.

The proposed works will not harm the special interest of the grade II listed building.

As internal works, there has been no publicity carried out. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest

of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

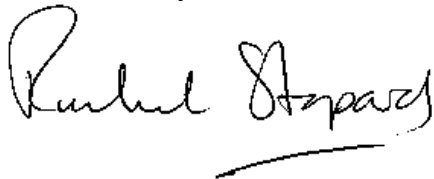
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 3 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.

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
Executive Director Supporting Communities