

Mr Joel Seadon
McLaren Excell
The Plaza - Unit 3.07,
535 King's Road
Chelsea
London
SW10 0SZ

Application Ref: **2015/6471/L**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

12 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Belsize Grove
London
NW3 4TR

Proposal:

Erection of single-storey lower ground floor extension following partial demolition of lower ground facade, alterations to the rear ground floor level balcony, installation of interconnecting doors between rooms at ground floor level, removal of lift, reinstatement of original staircase to first and second floor levels, alterations to the layout at first and second floor, and reinstatement of original style timber door and timber windows to ground floor front facade.

Drawing Nos: 078_300 PL2, 078_301 PL2, 078_302 PL2, 078_303 PL1, 078_304 PL1, 078_305 PL3, 078_311 PL2, 078_312 PL2, 078_313 PL2, 078_314 PL2, 078_200 PL2, 078_201 PL2, 078_202 PL2, 078_203 PL2, 078_204 PL2, 078_211 PL2, 078_212 PL2, 078_213 PL2, Proposed Section DD dated 07/07/16, Proposed Section DD (demolition) dated 07/07/16, Design and Access Statement, Historic Building Report dated September 2015 produced by Donald Insall Associates



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 Notwithstanding the details shown on drawing No. 078_201_PL2, demolition of the stud wall and associated joinery between the lower ground rear room and the shower and larder(locations LG6 and LG7) is not hereby granted.

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.

- 5 All joinery removed during the course of the works to be retained on site and reused within this scheme unless agreed in writing with the local planning authority.

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.

- 6 Full details of all new joinery to include stairs, doors and associated architraving, windows, skirting etc with typical sections at 1:1 to be submitted to and approved in

writing by the council as local planning authority before the relevant part of the work is begun.

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.

- 7 Details to include typical sections at a minimum of 1:5 of the listed brickwork junction with the new glazed extension and to include the canopied balcony to be submitted to and approved in writing by the council as local planning authority before the relevant part of the work is begun.

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.

- 8 Method statement or engineers report detailing the removal of the lower ground rear wall, floor level excavation, propping and protection to be submitted to and approved in writing by the council as local planning authority before the relevant part of the work is begun.

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.

- 9 Details of roof mounted Solar panels including fixings and cable runs to be submitted to and approved in writing by the council as local planning authority before the relevant part of the work is begun.

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.

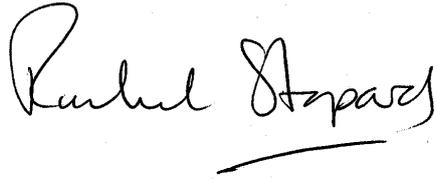
Informative(s):

1

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
Executive Director Supporting Communities