

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

Application Ref: **2016/1950/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

14 July 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:
Insertion of emergency escape stair from basement levels connecting to existing lower ground floor lightwell, insertion of new door at lower ground floor level and minor increase to basement.

Drawing Nos: HR WALLINGFORD BIA SCREENING STATEMENT DATED 23RD JUNE 2016; d-NA UTP 01 100 p0; 09UTR 01 000 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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reason for granting listed building consent:

The proposal seeks permission to enlarge the basement plan approved on the 23rd July 2013 (ref: 2014/2894/P). The enlarged basement would include a new emergency escape stair. The new stair allows escape from the plant room and basement levels. This new stair connects to an existing lower ground lightwell not visible from above ground.

The building is grade II listed. Special regard has been attached to the desirability of preserving the special interest of the listed building under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal would not harm the special interest of the grade II listed. The structural impacts on the historic fabric would be negligible compared with the approved scheme. The enlarged basement would not be readily appreciated internally and externally and would not impact the hierarchy of the building. The works would not be visible above ground except for an access door to the existing front lightwell to allow for an emergency escape stair from the basement. This would result in a typical lightwell arrangement which would not harm the layout or legibility of the house.

The site's planning history was taken into account when coming to this decision.

A site notice and press notice were posted, but no consultation responses were received.

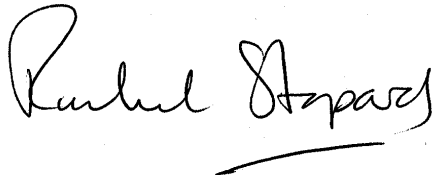
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

The proposed development also accords with policy 7.8 of the London Plan 2016, 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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities