

Mr Matthew Golisti
Indigo Planning
Swan Court
11 Worples Road
London
SW19 4JS

Application Ref: **2016/2902/L**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

25 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Gainsborough Gardens
LONDON
NW3 1BJ

Proposal:

Change of use from 3 flats to single-dwelling house with associated alterations.

Drawing Nos: Site location plan, (as existing and proposed:) Elevations (site survey), Elevations (right side), Floor plans (Lower and ground), Planning Statement by Indigo planning dated May 2016, Cover letter by Indigo ref PP-05141277 dated 17.5.2016, Heritage Statement and Design and Access Statement by Stephan Levrant Heritage Architecture Ltd. dated May 2016, Addendum for listed building consent by Stephan Levrant Architecture.

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, including the new joinery, brickwork, mortar joints and bond 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 Any original historic features uncovered during the course of the works to remain in situ and the local planning authority notified immediately. In discussion with the Conservation Officer a decision about their retention or salvage can then be agreed.

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 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:

This listed semi-detached house has historically been converted to flats. The stair down to the lower ground floor has been removed and along with other modifications, a late 20th century extension added to the side garden elevation.

The works of refurbishment and reinstatement implemented to date by the current owner have been carried out with care and sensitivity and with great attention to the original detailing. The current application seeks amongst other proposals to reinstate the stair case down from the hall to the basement and the modification of the stair window. All of which will enhance this attractive and characterful Arts and Crafts building.

The proposed changes to the later 20th century lower ground floor layout and a reintroduction of the historic spatial characteristics and proportions and are also considered acceptable. These current proposals to reinstate No. 8 Gainsborough Gardens as a single house are welcome. They are considered very positive in terms of the benefits to the grade II listed building.

The application has been supported by local residents and no objections have been received prior to making this decision. The sites planning history was taken into account when coming to this decision.

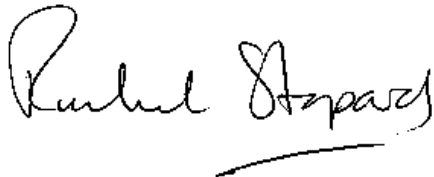
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with 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 policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 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