

Mr Nazar Georgis  
Ellis and Moore Ltd  
Sovereign House1  
Albert St  
London  
N3 1QB

Application Ref: **2016/1371/L**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

15 July 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**28 Arkwright Road**  
**London**  
**NW3 6BH**

Proposal:  
Remedial work to the existing boundary wall facing Frognal (to include insertion of metal railings) due to tree and subsidence damage  
Drawing Nos: 14552/110B; 14552/111B; 14552/111B; 14552/113B; 14552/114B;  
14552/114B; Design & Access and Heritage Statement (Contains OS Extract)

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 The proposed works to the boundary wall would consist of the removal of a wall panel and the installation of metal railings with black painted finish, and the installation of 4x pairs of structural pillars. It is not considered that these works would cause harm to the character and historic fabric of the host building and are considered appropriate in the context of the tree and the close proximity of associated roots.

One objection was received following consultation which was duly noted. The site's planning history was taken into account when coming to this decision.

Special regard has been paid attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possessed 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 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 the London Plan 2016, and paragraphs 14, 17, and 126-141 of the National Planning Policy Framework.

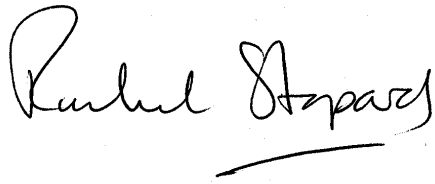
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

2016/1371/L

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities