

Mr Christopher Alda
Living Architects
14 Linen House
253 Kilburn Lane
London
W10 4BQ

Application Ref: **2016/2633/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

5 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 1a and Flat 5
1 Holly Terrace
London
N6 6LX

Proposal:

Blocking up of ground floor cloak room window on north east flank elevation (Flat 1a) (retrospective); replacement timber windows at third floor level (Flat 5); various internal alterations.

Drawing Nos: 966 / X01; 966 / X02; 966 / X03; 966 / X05; 966 / X06; 966 / X07; 966 / X08; 966 OD03; 966 OD05; 966 OD06; 966 OD07; 966 OD08; 966 WS01 Rev B; Design and Access Statement; Photographs dated 26/07/16.

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 The works hereby approved are only those specifically indicated on the drawings 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.

- 3 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.

Informative(s):

- 1 Reasons for granting listed building consent:

Externally, the application seeks to replace the existing UPVC windows, installed without express consent. The proposal would reinstate accurate single-glazed timber sash windows which would match the windows below and enhance the character of the listed building.

The loss of the cloakroom window would not detract from an established pattern of fenestration on the host building. Furthermore the original window sill remains expressed externally, helping to define the rear façade.

The internal alterations are considered to be acceptable as they would not result in the significant loss of original features or historic fabric and would not harm the special interest of the listed building.

Public consultation was undertaken by placement of a press notice and site notice, whereby no responses were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas)

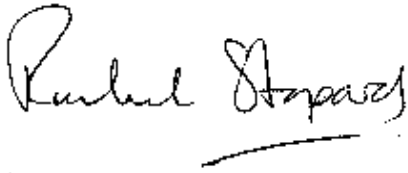
Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 the policies of the London Plan 2016 and 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