

Ms Christina Freyberg
12 Leverton Street
London
NW5 2PJ

Application Ref: **2016/1780/L**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

10 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Leverton Street
London
NW5 2PJ

Proposal:

Erection of single storey rear extension, with glazed roof, to replace existing extension. Internal alterations to include blocking off 2 ground floor openings, creating 1 ground floor door opening, installing new ground floor lavatory, installing bathroom within existing rear first floor room, alterations to non-original fireplace at ground floor, relocating attic sink and installing shower to create wet room to existing dwelling house (class C3)

Drawing Nos: Site location plan GGL-BBC-PL-015, (as existing:) 7744/01, GGL-LEV-001/ X, GGL-LEV-002, GGL-LEV-003/ E, (as proposed:) GGL-LEV-004/ G, GGL-LEV-005/ D, GGL-LEV-006/ A, GGL-LEV-007/ C, GGL-LEV-008, GGL-LEV-009, GGL-LEV-010, GGL-LEV-PR-011 /C, Heritage Statement dated May 2016.

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 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.

- 3 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Samples of external facing brick associated with the new extension

b) Fully annotated elevation and section drawings at a scale of 1:10 showing any proposed interventions associated with internal and external structural repairs.

c) Schedule of fireplace surrounds to be reinstated and removed (1:20 elevation and sections)

d) Method statement to show repairs to damaged areas of lath and plaster, mouldings and other historic architectural details including methods of ceiling repairs and insulation

e) Details of works or repair and new cast iron pipework and how it integrates with the existing.

f) Manufacturers' details of rear 2x vents

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

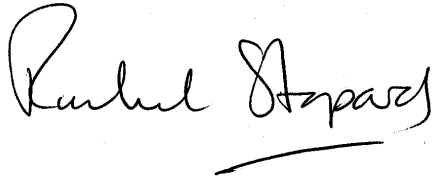
Informative(s):

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities