

Mr Joel Seadon  
McLaren Excell  
535 King's Road  
London  
SW10 0SZ

Application Ref: **2016/4607/L**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

21 October 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**26 Belsize Grove**  
**London**  
**NW3 4TR**

Proposal:

Erection of single storey rear extension at lower ground floor level, installation of external garden access stairs and internal alterations including removal of partition walls and lift  
Drawing Nos: 078\_000 PL1 (28/09/15); 078\_301 PL1 (02/08/16); 078\_302 PL1 (02/08/16); 078\_312 PL1 (02/08/16); 078\_313 PL2 (09/09/16); 078\_314 PL1 (02/08/16); 26 Belsize Grove - balcony (dated 23rd September 2016); Historical Building Report prepared by Donald Insall Associates (dated September 2015)

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 Reason for granting listed building consent

The rear extension and removal of partition walls and lift has already been assessed under listed building consent ref. 2015/6471/L granted on 12/07/2016. This application seeks to amend the original permission to reduce the width of the extension and install an external staircase at the northern edge of the extension. The staircase would mirror the staircase at the neighbouring property and therefore would not look out of character. It would be constructed in materials that respect the existing.

A section of the black iron balustrade would be removed and reinstated adjacent. Ironwork to match the existing in terms of colour, material and detailing would continue the balustrade along to the edge of the staircase.

The alterations are appropriate in design and location and considered to preserve the historic fabric and special interest of the listed building. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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

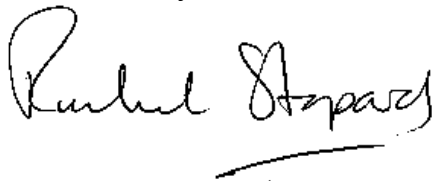
the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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