

Mr Jonathan Hellewell
Julian Arendt Associates Ltd
17A Pindock Mews
London
W9 2PY

Application Ref: **2016/2516/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

9 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Islamic Centre
140 Maida Vale
London
W9 1QB

Proposal: Installation of metal railings with incorporating central pedestrian gates and a vehicular sliding gate aligned with existing vehicular crossover.

Drawing Nos: Arboricultural Method Statement - Aug 16; Security Needs Assessment; Photo Montage; 7 x Photos; Schedule of Works; Heritage Statement; Design & Access Statement; [2137] 0021, 002, 003, 004, 005, 006 Rev A and 007.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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.

- 4 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 conditions 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.

Informatives:

- 1 Reasons for granting listed building consent.

The proposed metal fence is to measure approximately 2m in height (as advised by the Police) with sliding pedestrian and vehicular gates. The 'cane' design of the fence conveys a traditional design providing transparency and thus the security feature of natural surveillance that enhances the level of protection to the Centre and its users. It is to be mounted on a series of mini-piles to be inserted into the ground in such a way as to avoid damaging the roots of the adjacent London Planes that are now protected by a Tree Preservation Order. This method will enable easy dismantling of the fence when such time as the expiry date of this decision has come.

The material used and the colour of the gates are considered to be in keeping with what is commonly found in the area. The proposal, in terms of size, scale, design, material to be used and location is acceptable and will preserve the appearance and character of the adjacent buildings and the streetscape, and will not harm the setting of the host listed building.

It has been agreed with the applicant to grant a five year permission only, to be reviewed nearer to the expiry date. This is to ensure that the fence does not become a permanent feature, and to have it removed should the current occupier of the building was to vacate the premises.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

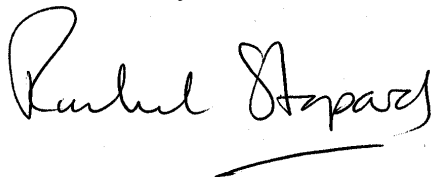
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 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, 56-66 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