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Application Ref: **2016/6616/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

19 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Flask Walk
London
NW3 1HJ

Proposal: Alteration to rear internal ground floor partition.

Drawing Nos: (Prefix: 1604-) 100, 101, 105, 110, 115, 150; Design and Access Statement dated 01.12.2016; Heritage Statement dated 01.12.2016

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 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.

- 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.

- 4 Detailed drawings, 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) Manufacturer's specification details of all facing materials for the replacement floor finish.

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 Reasons for granting listed building consent.

Planning permission and listed building consent was recently granted for the refurbishment of the ground floor retail unit under refs. 2016/5459/P and 2016/5087/L. This application includes a small amendment to the consented scheme in the form of the repositioning to a partition between the storage and toilet areas to the rear of the unit; all other elements of the proposal are the same as previously approved.

The proposed alteration is within a non-original single storey rear extension to the property, and the proposed alteration would not result in the loss of significant

intervention into any historic fabric. The change would not disrupt the hierarchy or significance of any historic room volume and it is not considered that the proposed amendment would lead to any harmful impact to the grade II listed building due to their detailed design and their limited intervention.

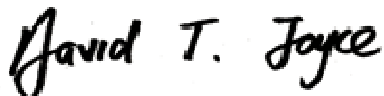
Subject to the recommended conditions, the proposal is overall considered suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed 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 (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and 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 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities