

Mr Steve Weller  
Wellcare Ltd  
Downsview  
Tot Hill  
Headley  
KT18 6PY

Application Ref: **2016/4919/L**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

17 January 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**34 Mornington Terrace**  
**London**  
**NW1 7RS**

Proposal:  
Replacement of existing glazed roof over side conservatory by a slate roof with 3 rooflights  
Drawing Nos: OS extract, 34MT/003 Rev A, 34MT/004, 34MT/005, 34MT/006 Rev A, 34MT/007, 34MT/009, 34MT/010, 34MT/011, 34MT/012, 34MT/013, 34MT/014, 34MT/015,  
Design, access and heritage statement, Conservation rooflight manufacturer's details.

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 rooflights hereby approved shall be conservation-type, installed flush with the



roof slope.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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.

- 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 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 consent.

The application seeks to alter the roof structure and material of an existing single storey infill extension approved in 2009 for the purpose of improving the building's thermal properties. The existing extension is fully glazed with a black metal structure and lean-to roof. The proposal, as revised, replaces it with a more traditional insulated roof clad with natural slate roof tiles and containing three conservation rooflights with black external profiles and black glazing bars.

The principle of replacing the existing lightweight glazed roof with a slate-clad roof is considered to be acceptable as the new roof would be sympathetic to the special architectural character of the host building, through use of traditional detailing and materials to match the original. Although the new roof would not have as lightweight an appearance as the current structure, the rear elevation would remain fully glazed and would have 3 rooflights and so it is considered that the visual distinction from the original structure would be maintained. There would not be any loss of original fabric. The alterations are considered appropriate to the character and appearance of the listed host property and the setting of the listed terrace of buildings of which it forms part.

Special attention has been paid to the desirability of preserving the listed building

and its setting and any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

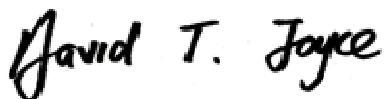
The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14, 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.

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