

Ms Ana Mercedes Hopkirk
THiiiNK! Design
Cumberland Lodge
17 Grove Crescent
Kingston upon Thames
KT1 2DD

Application Ref: **2016/5635/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

20 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
14 Ferncroft Avenue
London
NW3 7PH

Proposal: Various alterations including erection of a single storey rear extension, replacement of existing 'link' side extension with a new glazed addition and removal of the existing coal bunker.

Drawing Nos: E-PP 01/09; E-PP 02/09; E-PP 03/09; E-PP 04/09; E-PP 05/09; E-PP 06/09; E-PP 07/09; E-PP 08/09; E-PP 09/09; P-PP 01/09; P-PP 02/09; P-PP 03/09; P-PP 04/09; P-PP 05/09; P-PP 06/09; P-PP 07/09; P-PP 08/09; P-PP 09/09.

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 development hereby permitted shall be carried out in accordance with the following approved plans: E-PP 01/09; E-PP 02/09; E-PP 03/09; E-PP 04/09; E-PP 05/09; E-PP 06/09; E-PP 07/09; E-PP 08/09; E-PP 09/09; P-PP 01/09; P-PP 02/09; P-PP 03/09; P-PP 04/09; P-PP 05/09; P-PP 06/09; P-PP 07/09; P-PP 08/09; P-PP 09/09.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 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) Elevation and section drawings of all new architrave details at a scale of 1:10.

b) Internal elevations showing alterations to the livingroom and closet wing.

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:

14 Ferncroft Avenue is a semi-detached detached red-brick house constructed in around 1900 and designed by Henry Bourne Quennell.

It is proposed to erect an extension to the rear of the house, replace the existing link extension and remove the existing coal bunker. The changes proposed will be concentrated in these areas, and so will do no harm to the special interest of the listed building.

The proposed rear extension is to be constructed with detailing sympathetic to the rear elevation of main house and will ensure that it reads as a lightweight

extension. It will not harm the special interest of the listed building and conserve the character and appearance of the Conservation Area. The existing coal bunker is a concrete structure dating from the twentieth century, and is in extremely poor condition such that it has already had to be stabilised. It is of no special architectural or historic interest, so its loss would not harm the listed buildings special interest.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

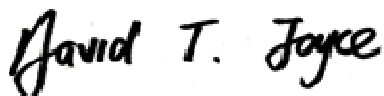
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 policy 7.8 of the London Plan 2015; and paragraphs 14, 17 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities