

Ms Maria Zappone
Clifton Interiors
168 Regent's Park Rd
London
NW1 8XN

Application Ref: **2017/0717/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

24 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
57 Flask Walk
London
NW3 1EY

Proposal:
Alteration to previously approved rear extension at lower ground floor level (Ref no. 2016/1007/L) namely to raise its height and change the form of the roof; alteration to internal doors.
Drawing Nos: (Prefix: 1505-P-) 001; 010A; 100E; 101B; 102A; 200C; 301A; 301C; 500; X-101A; X-102A; X-200B.

Reports: Design & Access and Heritage Statement prepared by Clifton Interiors dated 02/02/2017; Letter prepared by Joel Ashby BSc (Hons) C.Build E MCABE dated 21/02/2017.

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 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.

- 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.

Informative(s):

- 1 Reasons for granting listed building consent.

The applicant seeks permission to alter the form of the roof of the previously approved glazed rear extension. The alteration will give the rear extension a single pitch sloping roof. This is due to the difficulty in the manufacturing process of the previously approved dual sloped roof. The proposed alterations are considered acceptable from a listed building perspective. The proposed single storey lower ground floor rear extension is considered to be appropriately detailed, scaled and positioned. The additional depth, detail and material of the proposed rear extension is not considered to cause harm to the building's appearance, character or special interest. The form, depth and simple detail of a simple metal-framed glass conservatory-type addition in this position is considered to preserve the building's special interest, and enhance the conservation area through improved materials.

The proposed internal alterations to non-historic doors are considered acceptable. The increased thickness of the internal doors to improve their fire resistance is considered acceptable.

No objections have been received. The site's planning history was 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.

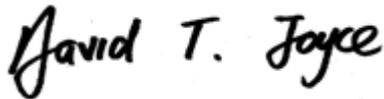
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework (2012).

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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
Director of Regeneration and Planning