

Mr. Matt Bailey
Planning Sense Ltd.
55 St John Street
London
EC1M 4AN

Application Ref: **2016/3901/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
45 Flask Walk
London
NW3 1HH

Proposal:
Demolition of an existing two storey rear extension, erection of a replacement three storey rear extension, single storey basement excavation and Internal alterations.

Drawing Nos: Drawing Nos: 1050 APL 001 Rev. D, 1050 APL 002 Rev. D, 1050 APL 003 Rev. E, 1050 APL 004 Rev. C, 1050 APL 005 Rev. D, 1050 APL 006 Rev. D, 1050 APL 007 Rev. E, 1050 APL 008 Rev. B, 1050 ASU 001 Rev.A, 1050 ASU 002 Rev.A, 1050 ASU 003 Rev.A, 1050 ASU 004 Rev.A, 1050 ASU 005 Rev.A, 1050 ASU 006 Rev.A, 1050 ASU 007 Rev.A, Basement structural drawings numbered 01 rev P8, 02 rev P2, 03 rev P1, 04 rev P7, 05 rev P6, 06 rev P4, 07 rev P1, 09 rev P1; Planning, Heritage, Design and Access Statement dated June 2016; Basement Impact Assessment ref: J16035 dated May 2016 and Supplementary BIA information received 07/12/2016; Arboricultural Survey (BS5837:2012) & Impact Assessment Report dated 14th July 2015 and Addendum Arboricultural Note dated 4th August 2015.

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, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Detailed drawings including plans, sections and elevations at 1:10 and 1:2 as appropriate of all structural and other replacements of fabric in the roof structure.
- b) Detailed drawings including plans, sections and elevations and typical moulding details at 1:10 and 1:1 as appropriate of all new skirting, fireplaces, doors, windows, rooflights and pavement lights.
- c) Detailed drawings including plans at 1:10 of all new service runs proposed within the volume of the historic house, including detailed plan and section drawings at 1:2 or 1:10 as appropriate, showing any alterations arising from the provision of new wiring or pipework.

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 5 All repair and replacement of historic timber and joinery, plasterwork, brickwork, lathe and plaster or stucco render are to be detailed in extent, method and specification by submission of specialist reports to the Council and confirmed and approved following a return site visit by officers.

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.

- 6 Samples and product specifications shall be provided of all interior and exterior facing materials of the rebuilt rear extension, excluding plaster finishes, but including paving, tiling, brickwork, stone and metalwork, including finishes around the rear lightwell and staircase.

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.

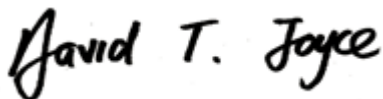
Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning