

Mr Tim Czachur  
Apropos Conservatories Ltd.  
Greenside House  
Richmond Street  
Ashton-under-Lyne  
OL6 7ES

Application Ref: **2017/1561/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

8 May 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**35 Ferncroft Avenue**  
**London**  
**NW3 7PG**

Proposal: Demolition of existing single storey rear conservatory and erection of replacement conservatory.

Drawing Nos: 3600/001/C, 3600/002/C, bi-folding door details received 13/04/2017, location plan and site/block plan received 13/03/2017 and design and access statement received 13/03/2017.

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 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.

- 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.

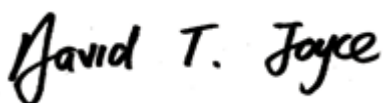
Informatives:

- 1 You are advised that the use of double glazing within historic apertures would not normally be considered acceptable but in this instance it is considered appropriate as the French doors are not original and are at lower ground floor level to the rear of the property and therefore would have a very limited impact.
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 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