

Ms Diana Brown  
1 Holly Village  
Swains Lane  
London  
N6 6QJ

Application Ref: **2017/0975/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

15 May 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**1 Holly Village  
Swains Lane  
London  
N6 6QJ**

Proposal: Alterations to existing front garden boundary treatment, including the replacement of oak posts and the addition of metal chain links between posts; Resurfacing of the pathway leading to the main entrance gate.

Drawing Nos: Site Location Plan; 1/10; 2/20; 3/10; 4/10; 5/10; 6/10; 7/10; 8/10; 9/10; 10/10; Design & Access Statement dated 06/03/2017; Additional Supporting Statement dated 23/03/2017.

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 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) Details, including elevation, plan and section drawings of new timber posts at a scale of 1:5.

- b) Manufacturer's specification and samples of proposed replacement surfacing materials for main access path.

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.

the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework. For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

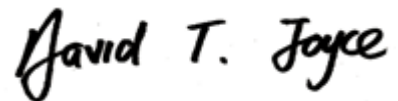
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any

relevant recommended modifications in the Inspector's report.

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