

Mr Daniel Leon  
Square Feet Architects  
8a Baynes Mews  
London  
NW3 5BH

Application Ref: **2017/3027/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

15 August 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Approval of Details (Listed Building) Granted

Address:  
**87 Belsize Lane**  
**London**  
**NW3 5AU**

Proposal: Details of roof slates, bi-fold doors, junction between the extension and existing walls, and service runs required by conditions 3a, 3b, 3c and 3d of 2016/2197/L, dated 14/06/2017, for; Demolition of existing conservatory and proposed new rear extension, internal alterations and external alterations to balcony and front window.

Drawing Nos: 1626-D-602\_REV-C; 1626-D-603; 1626-D-601\_REV-A; Welsh natural slate sample produced from Cwt-y-Bugail Quarry.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):



Informative(s):

- 1 The current application relates to details of the roof slates, bi-fold doors, junction between the extension and existing walls, and service runs, required by conditions 3a, 3b, 3c and 3d of 2016/2197/L, dated 14/06/2017.

The submitted details of the proposed new service runs and junction of the new extension with the existing masonry walls are considered to be acceptable; the proposed new boiler flue has been sensitively located to the rear at lower ground floor level. The proposed sample of Welsh slate for the re-roofing is a sufficiently high quality, natural material appropriate for the building's character and is therefore acceptable. The design and materials (aluminium framed doubled glazing) proposed for the new bi-fold doors is considered to be acceptable due to the fact that it is situated within a new extension as opposed to an historic aperture. The proposals will preserve the special interest of this Grade II listed building.

Public consultation was undertaken by way of a press and site notice. No objections were received prior to making this decision. The site's planning history has been taken into account when making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

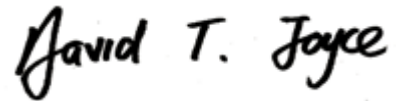
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning