

Christopher Alda
Living Architects
Unit 14, The Linen House
253 Kilburn Lane
London
W104BQ

Application Ref: **2017/3135/L**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

22 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
1 Holly Terrace
London
N6 6LX

Proposal: Replacement of existing single glazed timber framed windows and French doors with double glazed timber framed windows and French doors

Drawing Nos: 966/X12; 966/X16; 966/X17A; 966/X18; 966/X19A; 966/XS02; 966/OD13B; 966/OD16; 966/OD17B; 966/OD18; 966/OD19B; 966/X13A; 966/WS02A; 966/WS03; Design and Access Statement dated 19 June 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 development hereby permitted shall be carried out in accordance with the following approved plans: 966/X12; 966/X16; 966/X17A; 966/X18; 966/X19A; 966/XS02; 966/OD13B; 966/OD16; 966/OD17B; 966/OD18; 966/OD19B; 966/X13A; 966/WS02A; 966/WS03; Design and Access Statement dated 19 June 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The proposed development involves the replacement of the existing single glazed, white painted, timber windows and French doors with double glazed windows to match the existing.

The proposed replacement windows are identical to the existing, apart from the installation of secondary glazing, which is considered to be acceptable. The new windows have no intervention with the historic fabric of the building and retain traditional materials, details, character and appearance. No changes or alterations are made to the existing window openings. The minor changes are therefore considered in keeping with the appearance of the existing building as a whole and would not harm the special interest of the Grade II listed building.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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.

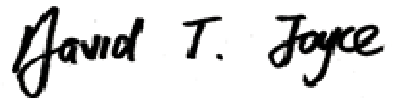
The proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

- 2 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

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