

Mr Liam Smith
TG Studio
10 Rathbone Place
London
W1T 1HP

Application Ref: **2017/1549/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 September 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Flask Walk
London
NW3 1HH

Proposal:

Internal and external alterations to GII listed dwelling in association with extension to the garden annex; construction of a covered walkway in the rear courtyard; alteration to fenestrations; and various internal alterations to main dwelling.

Drawing Nos: A-100 rev A, A-200 rev A, A-201 rev A, A-202 rev A, A-210 rev A, A-220 rev A, A-300 rev A, A-301 rev A, A-302 rev A, A-320 rev A, A-321 rev A, A-340 rev A, A-350 rev A, A-510, A-511, A-520, A-550, A-600, A-601, A-602; Design and access statement (dated 24.02.17); Heritage report (dated March 2017); Structural engineers report (email dated 13 Dec 2016); Chimney Support plans (dated 13 Dec 2016)

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 drawings 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 Local Development Framework Core Strategy, policy DP25 of the Local Development Framework Development Policies and policy D2 of the emerging Local Plan.

- 3 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 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 Local Development Framework Core Strategy, policy DP25 of the Local Development Framework Development Policies and policy D2 of the emerging Local Plan.

- 4 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) Typical details of new railings and brick piers at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing.

b) Samples and/or manufacturer's details of new facing materials for the replacement side boundary wall, covered walkway and metal framed windows to the covered walk way and garden annex

c) Samples and/or manufacturer's details of new facing materials for the replacement flooring and ceilings

d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

e) Plan, elevation and section drawings of all secondary glazing at a scale of 1:10, including any alterations required to allow for installation

f) Drawings or samples of all new plaster details including 1:2 scale details of all decorative mouldings (other than where reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings)

g) Plan, elevation and section drawings of all new joinery (including new doors,

windows, panelling and skirting);

h) Plan, elevation and section drawings at a scale of 1:10 and/or manufacturer's details of all new fireplaces

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 Local Development Framework Core Strategy, policy DP25 of the Local Development Framework Development Policies and policy D2 of the emerging Local Plan.

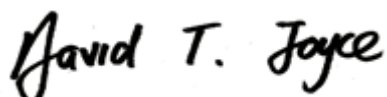
Informative(s):

- 1 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.
- 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.
- 3 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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



Executive Director Supporting Communities

2017/1549/L

David Joyce
Director of Regeneration and Planning