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Application Ref: **2017/4766/L**
Please ask for: **Samir Benmbarek**
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7 October 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Capo DI Monte
Windmill Hill
London
NW3 6RJ

Proposal: Alterations to north-west boundary wall and gate to Grade II listed dwelling house

Drawing Nos: 1249: S_00 (OS Extract); S_01; S_09; AP4_09. 170317: SK_001; SK_002.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:



1249: S_00 (OS Extract); S_01; S_09; AP4_09. 170317: SK_001; SK_002.

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.

- 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 The proposed alterations to the existing boundary wall include the installation of a wooden trellis that will be at a lower height in comparison to the existing trellis, the installation of a wooden gate and the increase in height of the existing brick pillars by the gate opening. The decrease of the height of the trellis would be 0.6m and the pillars would be increased by 0.7m.

The proposed trellis, gate and alteration to the pillars are considered acceptable and will not harm the fabric of the host building. The alterations do not physically connect or adjoin the Grade II listed building.

As some of the works were external, public consultation was necessary and undertaken by a placement of site notices in close proximity to the site and a press notice. No objections were raised during public consultation.

The site's planning history was taken into account when coming to this decision. Special regard has been attached to the desirability of preserving and enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the 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 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning