

West Architecture Ltd
3 Greenland Place
London
NW1 0AP
United Kingdom

Application Ref: **2017/4575/L**
Please ask for: **Alyce Keen**
Telephone: 020 7974

7 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Provost Road
LONDON
NW3 4ST

Proposal:

Reinstate a door in the position of an existing modern window on the side elevation. Repair fireplaces surrounds and inserts on the second floor. Regrade and new finish to side steps. Erection of small lightweight timber sheds/stores in front and rear gardens. Repaint the external walls of the dwellinghouse.

Drawing Nos: 74.101, 74.101.1, 74.102, 74.102.1, 74.103, 72.104, 74/105, 74.111, 74.112, 74.113, 74.121.

74.301, 74.301.1, 74.302, 74.302.1, 74.303, 72.304_D, 74.305, 74.311, 74.312, 74.321, 74.313, 72.957.

83PVR-07r1, 83PVR-06.

External paint colour images.

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:
74.101, 74.101.1, 74.102, 74.102.1, 74.103, 72.104, 74/105, 74.111, 74.112, 74.113, 74.121.
74.301, 74.301.1, 74.302, 74.302.1, 74.303, 72.304_D, 74.305, 74.311, 74.312, 74.321, 74.313, 72.957.
83PVR-07r1, 83PVR-06.
External paint colour images.

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 reinstatement of a door in the position of an existing modern window on the side elevation is considered acceptable as this opening is a later alteration and not a historic aperture or of historic fabric. The fireplaces on the second floor were initially proposed to be removed and replaced however in response to Council's conservation officers comments the proposal was revised to repair the existing fireplaces rather than remove. In light of this change to the proposal to repair the fireplaces is considered to be acceptable. There are no objections to the regrade and new finish to side steps. The Bike Shed Company bike stores appear to very high quality and provided the store sits well behind the hedge out of sight there is not considered to be any discernible harm. The bin store likewise looks high quality. There are no objections to these two containers providing they are hidden out of sight behind the hedge/wall. There is no objection to the erection of small lightweight timber sheds/stores in front and rear gardens as they are temporary and reversible additions.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

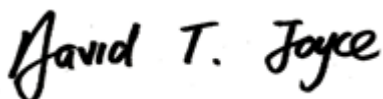
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning