

Transformation Architects
David Lipsey
45 Lancaster Grove
London
NW3 4HB

Application Ref: **2017/5245/L**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

7 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
37 Flask Walk
London
NW3 1HH

Proposal:
Replacement of 2 timber sash windows in front elevation to match existing
Drawing Nos: 1972/05, 1972.001, 1972.002, 1972.003 and 1972.004.

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

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1972/05, 1972.001, 1972.002, 1972.003 and 1972.004.



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 Reasons for granting consent:

The replacement single glazed timber sash window would match exactly the siting, scale and design of the existing windows. The windows appear to be non-original and therefore their replacement with identical windows is acceptable. As such, the proposed replacement windows are considered not to alter the character, appearance or setting of the listed building or to harm its original fabric, and would be acceptable.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

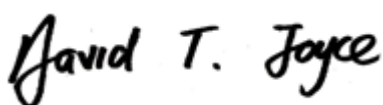
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 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



David Joyce

Executive Director Supporting Communities

2017/5245/L

Director of Regeneration and Planning