

Mr Matthew Brumby
Pennington Phillips
16 Spectrum House
32-34 Gordon House Road
London
NW5 1LP

Application Ref: **2017/4830/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

13 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 4
The Tower
55 Fitzjohn's Avenue
London
NW3 6PH**

Proposal:

Alterations to existing rear conservatory extension and steps to garden; Internal alterations including the erection of internal partition walls to form a bathroom and WC within the existing hallway, the installation of a kitchen within existing bedroom at ground floor level and associated electrical services and plumbing; Replacement of existing non-original timber flooring; Other minor alterations and redecoration works.

Drawing Nos: Heritage Statement, Design and Access Statement (Revised), 5879/05, 5879/06, 5879/07, 5879/10 Rev D, 5879/11 Rev A, 5879/13 Rev B, 5879/15, 5879/16 Rev A, 5879/18, 5879/19

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: Site Location Plan, 5879/05, 5879/06, 5879/07, 5879/10 Rev D, 5879/11 Rev A, 5879/13 REV B, 5879/15, 5879/16, 5879/18,

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 Externally the proposals remove elements of the existing timber framed conservatory and stairs constructed in 2004 and replaces with a minimal framed structural glass contemporary structure, steel pan and cast concrete steps, and glazed balustrades. The existing steel frame base structure is to be retained and clad in stone; the existing metal clad roof structure is to be retained and clad in zinc.

Internally, the existing kitchen will be relocated to the former morning room and the kitchen is to be converted to an office. A new WC and bathroom will be created within the main hall of the flat and LED lightboxes will be provided to illuminate the internal bulk-head stained glass windows. Some later decorations including applied mouldings will be removed from the main reception room. Bathroom fittings will be replaced. Non-original engineered oak flooring will be removed from parts of the property, to be replaced with similar and original floors will be preserved underneath. Wiring and pipework will be upgraded.

Plans have been revised to remove the proposed painting of wood panelling.

The proposed alterations retain the existing conservatory's footprint, height and scale against the host building, but provide a contemporary lightweight redesign in clear and obvious contrast to its architectural style. The proposal does not alter original or historic elements of the listed building, and is considered to preserve its setting.

All new electrical points are to be installed onto existing skirting boards and placed as close to the original sockets as possible. No new electrical points will be fitted to the existing panelling.

In summary the proposed alterations and works are not considered to be detrimental to the building's historic interest, and are acceptable as proposed.

Conservation Officer comments have been received in support of the proposals and no objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when assessing the proposals.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

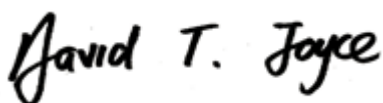
As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



David Joyce

Director of Regeneration and Planning