

Mr Roger Parker
Kerr Parker Associates Ltd
The Granary
Coppid Hall
North Stifford
Essex
RM16 5UE

Application Ref: **2017/4030/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

15 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Flask Walk
LONDON
NW3 1HE

Proposal: External alterations to include new mansard roof following demolition of existing roof structure. Replacement of existing uPVC sash windows to front and rear elevations at first and second floor levels with single glazed timber sash windows.

Drawing Nos: K1618.01, K1618.02, K1618.03, K1618.04, K1618.05, K1618.06, K1618.07, K1618.08, K1618.10, K1618.11 Rev B, K1618.12

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

Conditions And Reasons:

- 1 Within 12 months from the date of this permission, the existing unauthorised roof structure must be removed and works completed to erect the hereby approved roof extension as shown on the approved drawings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the



London Borough of Camden Local Plan.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: K1618.01, K1618.02, K1618.03, K1618.04, K1618.05, K1618.06, K1618.07, K1618.08, K1618.10, K1618.11 Rev B, K1618.12

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.

- 4 Before the relevant part of the work is begun samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission.

The site has been the subject of unauthorised works which this application is intended to remediate.

The proposal lowers the ridge and changes the roof form to one more in keeping with the surroundings, to raise the firebreak parapet between the two houses and to step to this firebreak with the roof, rather than leaving an uncharacteristic tiled gable end with a gulley between. The existing synthetic red tiles would be replaced with Welsh slate (sample to be supplied by condition) and the uPVC double glazed windows with single glazed timber sash windows with putty fillets. The stone coping is also to be sampled by condition. A sample panel of the new brickwork must be supplied on site prior to construction.

To the rear, the existing sloped roof surface with large roof light is replaced with a

slated mansard behind a parapet with a timber sash window. The side slope is to be replaced with a brick gable.

On balance the proposal is considered to be a marked improvement on the current unauthorised condition. Therefore, the special architectural and historic interest of the listed building would be restored and the proposal is considered to preserve it.

The site's planning history has been taken into account when making this decision.

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 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.

Given the Planning Inspector's appeal decision in respect to the listed building enforcement proceedings permitting a 12 month compliance period, it is considered reasonable to apply a 12 month requirement by condition for this development to be completed.

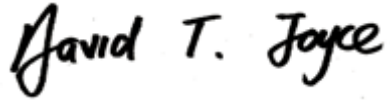
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 5 **ENFORCEMENT ACTION TO BE TAKEN**

Please note that should the proposed development hereby approved not be implemented within the specified period of 12 months from the date of this decision, the Director of Culture and Environment will instruct the Borough Solicitor to recommence enforcement proceedings in respect to the existing breach of planning control.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning