

Frances Swain  
41 Willow Road  
NW3 1TN

Application Ref: **2017/6450/L**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

18 December 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**41 Willow Road**  
**LONDON**  
**NW3 1TN**

Proposal:

Removal of existing damaged blue/grey slate roof tiles on front roof pitch of and replace with new matching Welsh natural slate tiles.

Drawing Nos: Site location plan, elevation plan, Heritage statement, design and access statement, existing roof photograph.

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, elevation plan, Heritage statement, design and access statement, existing roof photograph.

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 Reason for granting:

The property is a Grade II listed property, which forms part of the (South side) Nos.33-41 (Consecutive) Willow Cottages.

The proposed works are for dark blue grey 'Cwt-y-Bugail' Welsh slate, to similarly match existing, it would be limited to the front of the roof only and would involve carefully removing the existing ridge tiles at the apex of the main roof and remove the existing lead flashings to the right hand chimney stack, which would be placed to one side for later replacement, taking off the old slates, felt and battens, exposing the timber roof structure below. All old materials will be removed from site on completion of works. Finally replacing the previously removed ridge tiles to the apex of the main roof, bedding them on fresh mortar.

The works are considered necessary as it is in poor repair which may eventually lead to water ingress (if not so already) to the building and will be completed on a like for like basis. For these reasons the impact is considered not to result in harm to the special interest of the grade II listed building.

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 and its features of special architectural or historic interest, 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 policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy

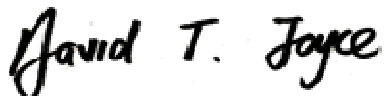
Framework.

- 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

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