

Mr Alexander Markwick
6A Oak Court
St Albans Villas
London
NW5 1QU

Application Ref: **2018/0415/L**
Please ask for: **Elizabeth Martin**

28 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**6A Oak Court
St Albans Villas
London
NW5 1QU**

Proposal:
Installation of shower/wc at basement level (Retrospective)
Drawing Nos: Design and Access Statement
6aOakCt.prior layout
Floorplan showing changes made (after)
SITE PLAN

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 shall be carried out in accordance with the following approved plans: Design and Access Statement
6aOakCt.prior layout



Floorplan showing changes made (after)
SITE PLAN

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 application relates to a Grade II listed mid-19th Century villa forming one half of a semi-detached pair situated in the Dartmouth Park Conservation Area. This is a complex and varied conservation area which charts the history of domestic architecture from the late 18th Century to the present day. The application relates to a ground and lower ground floor flat within the building. Listed building consent was granted in 2010 (2010/5763/L) for works at basement level, including the rearrangement of a modern wardrobe to form 2 small store areas. Retrospective permission is now sought for the conversion of this space into a shower and WC.

No architectural or historic features of note have been affected by the changes. No additional drainage, external pipes, flues or vents were installed. The extractor linked in with existing ventilation flues. The works have not affected the legibility of the original floor plan. It is considered therefore that the proposed works preserve the significance of the listed building, in compliance with Local Plan Policy D2.

The proposed works will not harm the special interest of the grade-II-listed building.

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

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

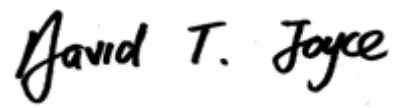
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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.

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 initial 'D'.

David Joyce
Director of Regeneration and Planning