

Stephen Brandes
Stephen Brandes Architects
5 Spedan Close
London
NW3 7XF

Application Ref: **2018/0244/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974

3 April 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
14 Regent's Park Terrace
London
NW1 7ED

Proposal:
Condition 3 of 2017/0339/L
Drawing Nos: Application Form, 575 lb 173-2.pdf, 575 lb 173-3.pdf, 575 lb 173-1.pdf.

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

Conditions And Reasons:

Informative(s):

- 1 The application seeks the approval of condition of condition three of listed building consent 2017/0339/L approved on 6th September 2017. The condition reads as follows:

Before the relevant part of the work is begun, detailed drawings in respect of the



following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building, in accordance with Policy D2 of the Camden Local Plan 2017.

The submitted drawings differ slightly from the approved drawings. The approved drawings show the doors at lower ground floor level as bi-folding, however the submitted drawings show tri folding doors. This is thought to be a minor difference that has no impact on the overall design of the extension, and can therefore be dealt with under this approval of condition application.

All other submitted details are considered to be satisfactory.

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

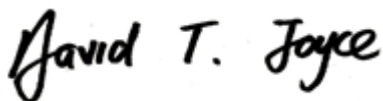
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 You are advised that all conditions which need details to be submitted, have been approved.

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