

Mr Nick Panayiotou  
Koupparis Associates  
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Camden  
London  
NW1 8NY  
United Kingdom

Application Ref: **2018/1126/L**  
Please ask for:  
**Nora-Andreea Constantinescu**  
Telephone: 020 7974 **5758**

18 April 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**24 Camden Road**  
**London**  
**NW1 9DP**

Proposal:

Details and samples of external facing materials for proposed rear extension, specification and samples of proposed roof tiles, detailed drawings of new internal and external doors and windows and details of all new service runs required by conditions 4a), b), c), d) of listed building consent 2016/6287/L dated 16/06/2017 (conversion of building from 1x 2bedroom self-contained flat to 2x 1bedroom self-contained flats and 1x 2 bedroom maisonette (Class C3) following partial conversion of lower ground floor from residential to retail ancillary use (Class A1), various alterations to the rear elevation including single storey rear extension at lower ground level and mansard roof extension).

Drawing Nos: 16-175-48 Rev B; 16-175-51 Rev A; 16-175-52 Rev A; 16-175-55; Larch sample 04/01/18.

Informative(s):

- 1 Reasons for granting permission:



Condition 4 (a, b, c, d) of listed building consent 2016/6287/L granted 16/06/2017 requires details and samples of the following to be submitted and approved by the Council:

a) External facing materials relating to the proposed single storey rear extension.

Detailed drawings have been provided to show a section through the timber (Larch) cladding proposed for the rear extension. A sample panel of the cladding was provided on site which officers assessed and found to be acceptable. It is therefore considered that the lightweight structure and proposed details and materials are appropriate for the approved rear extension, and would not harm the setting and appearance of the listed building. Condition 4 (a) can therefore be discharged.

Details of the external lights and grills to be used for the host rear extension and host building have been provided, and due to their size and detailed design are considered appropriate and they would not harm the setting and appearance of the listed building.

b) Specification and sample of proposed slate roof.

Welsh slate details and samples have been provided as the proposed material for the approved roof extension. Welsh slate is a natural high quality material which is considered appropriate for the Grade II listed building as it would preserve its special character and appearance and wider area.

c) Details of all new internal and external doors and windows, at scale 1:10 to include typical moulding and architrave details at a scale of 1:1.

Details of all internal and external windows have been provided and include typical moulding and architrave details. The windows would be single glazed, with structural glazing bars. The proposed windows and door are traditionally designed and made of timber which is suitable for the listed host building and therefore considered acceptable.

d) Service runs for all bathrooms and kitchens to be shown in plans, elevations and sections at 1:10.

The applicant has supplied adequate servicing diagrams demonstrating that the services can travel through the building without harming the historic fabric of the host listed building. The cookers would be served by internal filters, which would not require ducting through the building, which is considered acceptable. The pipes would run above the floor or between the joist below the floors and use existing risers, which preserve the fabric of the host building.

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.

The details provided have been assessed by a conservation officer and are considered sufficient to discharge conditions 4 a), b), c) and d).

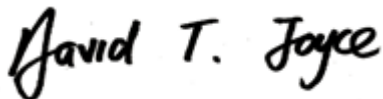
As such, the proposed details provided are considered sufficient to demonstrate that the proposals would safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to listed building consent 2016/6287/L granted 16/06/2017 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