

Mr Roger Hayward  
43 Flask Walk  
Hampstead  
London  
NW3 1HH

Application Ref: **2018/4340/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974 **5648**

2 October 2018

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**43 Flask Walk**  
**London**  
**NW3 1HH**

**DECISION**

Proposal:

Installation of secondary glazing.

Drawing Nos: Application form, Site Plan, Design & Access Statement 43 FW(2), Schedule of Works (1)(5), Schedule of Works (1)(4), IMG\_1255.MOV, IMG\_1254.MOV, Schedule of Works (1), IMG\_1247, Schedule of Works (1)(2), Schedule of Works (1)(1), Schedule of Works (1)(3).

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, Site Plan, Design & Access Statement 43 FW(2), Schedule of Works (1)(5), Schedule of Works (1)(4), IMG\_1255.MOV, IMG\_1254.MOV, Schedule of Works (1), IMG\_1247, Schedule of Works (1)(2), Schedule of Works (1)(1), Schedule of Works (1)(3).

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.

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Informative(s):

- 1 43 Flask Walk is a grade II listed building within the Hampstead conservation area. The building was constructed with its neighbour at number 45 in the early 19th century. The architect and builder are unknown.

The proposals are to install secondary glazing into the front three windows. The secondary glazing has aluminium frames and is single glazed. The historic windows will be unharmed and will remain in-situ.

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

- 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

Director of Regeneration and Planning

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**DECISION**