

Application ref: 2018/3493/L
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 31 October 2018

Development Management
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Burwell Deakins Architects
Unit 0.01
California Building
Deals Gateway
London
SE13 7SF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Gainsborough Gardens
London
NW3 1BJ**

Proposal: Demolition of existing rear conservatory and erection of single storey rear extension with patio and pergola to the rear, replacement of existing eastern boundary fence with brick wall, railings and new gate, alterations to front garden to soft landscaping and levelled access to front door.

Drawing Nos: 785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A;
785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A;
785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A;
785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C;
785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A;
785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C;
785_PL_157 Rev C; Design and Access Statement dated 22nd June 2018;

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:

785_PL_101 Rev A; 785_PL_102 Rev A; 785_PL_110 Rev A; 785_PL_111 Rev A; 785_PL_112 Rev A; 785_PL_113 Rev A; 785_PL_114 Rev A; 785_PL_120 Rev A; 785_PL_121 Rev A; 785_PL_122 Rev A; 785_PL_123 Rev A; 785_PL_124 Rev A; 785_PL_125 Rev A; 785_PL_141 Rev C; 785_PL_142 Rev C; 785_PL_143 Rev C; 785_PL_144 Rev C; 785/PL/150 Rev A; 785/PL/151 Rev A; 785/PL/152 Rev C; 785/PL/153 Rev C; 785/PL/154 Rev C; 785_PL_155 Rev C; 785_PL_157 Rev C; Design and Access Statement dated 22nd June 2018.

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 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).
- 2 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.
- 3 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.

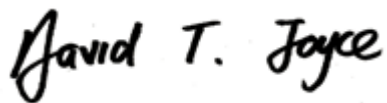
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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