

Mr Simon Devlin
Fraher Architects Ltd
14a Gabriel Street
Honor Oak Park
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SE23 1DT

Application Ref: **2015/1894/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

13 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Perrin's Court
London
NW3 1QS

Proposal:

Various internal and external alterations, as an amendment to listed building consent granted on appeal dated 15.4.14 ref 2013/4084/L for Restoration of town house with internal works including lowering of the basement floor level, glazed roof to lightwell, new bathrooms, alterations to windows plus doors at front and rear elevations and associated alterations.

Drawing Nos: 1433-0100-AL-001-T01; 1433-0100-AL-002-T01; 1433-0100-AL-003-T01; 1433-0100-AL-004-T01; 1433-0100-AL-005-T01; 1433-0200-AL-001-C01; 1433-0200-AL-002-C03; 1433-0200-AL-003-C01; 1433-0200-AL-004-C02; 1433-0200-AL-005-C03; 1433-0200-AL-006-C01; 1433-0400-AL-001-P03; 1433-0400-AL-002-P02; 1433-3200-AC-002-P01; 1433-3300-AC-001-P03; 1433-3300-AC-002-P03; 1433-3300-AC-003-C01; Planning Design statement May 2013; 589 - Perrins Court - Proposed markups - P3, 28/9/2015.

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 All architectural features including cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

Reason: In order to 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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

i) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including a clear location of the new door and a photo of the existing door to be removed.

ii) Drawings of all new architectural details including at a scale of 1:2 of all new skirting and cornicing including photos of the existing to be removed clearly marked on a floor plan (other than where reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings).

iii) Plan, elevation and section drawings of all new windows (including lightwell rooflight) at a scale of 1:10 with typical glazing bar details at 1:1 including a clear location of the new window and a photo of the existing window to be removed.

iv) Plan, elevation and section drawings of all new staircase parts at a scale of 1:10 including string, handrail and balustrades.

v) Samples and manufacturer's details of all new facing materials. A sample panel of all facing materials shall be erected on-site and approved by the local planning authority before the relevant parts of the work are commenced and the works shall be carried out in accordance with the approval given. The panel shall include facing brickwork demonstrating the proposed colour, texture, face-bond and new pointing or re-pointing.

vi) Samples and manufacturer's details of all new floors including existing and proposed threshold levels and associated location plan and photo of the existing floor finishes to be removed.

vii) Plan, elevation and section drawings including materials of all new fireplaces including a clear plan showing the proposed location.

viii) Details of any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification including new fire and sound insulation or additional structural works to the building.

ix) Details of service runs for all new bathrooms, demonstrating the location of the pipeworks and risers and their relationship with the structure of the building.

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

Reason: In order to 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.

- 4 A full method statement/specification and 1:20 drawings for any alterations to the existing panelling and reinstatement of the timber panelling shall be submitted to and approved in writing by the local planning authority, with sample panels to be made available for inspection in locations to be agreed, prior to the relevant work commencing. The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to 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.

- 5 A full method statement/specification and samples for the cleaning and re-pointing of the façade shall be submitted to and approved in writing by the local planning authority, with sample panels to be made available for inspection in locations to be agreed, prior to the relevant work commencing. The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to 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.

- 6 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings hereby approved or required by any condition(s) attached to this consent. This includes lath and plaster walls and ceilings.

Reason: In order to 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.

- 7 All new partitions shall be scribed around the existing ornamental mouldings.

Reason: In order to 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.

- 8 A qualified structural engineer's report demonstrating all structural alterations including details of all historic fabric to be removed shall be submitted to and approved in writing by the local planning authority before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to 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.

- 9 Any hidden historic features or fabric which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the local planning authority notified immediately. Notwithstanding the approved drawings provision shall be made for the retention and reuse of the fabric unless otherwise agreed in writing by the local planning authority.

Reason: In order to 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.

Informative(s):

- 1 Reasons for granting consent:-

The proposed external changes to the approved scheme involve variations to the fenestration with additional and replacement doors and windows on 3 elevations. The details would now correspond to the different phases (and facades) of the building development and would enhance the special interest of this listed building.

The internal changes to the approved scheme include: amended existing plans to match the previous set of drawings; retention (and reinstatement where missing) of the staircase as well as the historic panelling which encloses the stair; a new door from the staircase compartment to match the panelling; no widening of ground floor

door opening; retention of floors with no glass panels inserted. These various alterations to the approved scheme are considered acceptable and will preserve the fabric, character and special interest of the listed building.

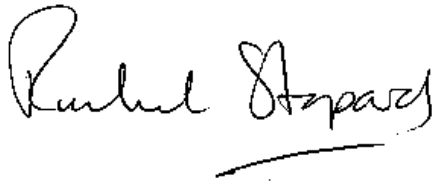
Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities