

Application ref: 2018/5344/L  
Contact: Nick Baxter  
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Date: 13 February 2019

**Development Management**  
Regeneration and Planning  
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TG Studio  
10 Rathbone Place  
London W1T 1HP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

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

Address:

**35 Flask Walk  
London NW3 1HH**

Proposal:

Condition 4 of 2017/1549/L

Drawing Nos: 178 A551A (windows), 178 A630B (joinery), DS220 (secondary glazing),  
178 A420 (services), 178 A511B (boundary), 8768 (bricks), 8551 (bricks), 8553 (slate)

The Council has considered your application and decided to grant Approval of Details (Listed Building) 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:

178 A551A (windows), 178 A630B (joinery), DS220 (secondary glazing), 178 A420 (services), 178 A511B (boundary), 8768 (bricks), 8551 (bricks), 8553 (slate)

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 The applicant wishes to discharge Condition 4 (Detailed drawings, or samples of materials:
  - a) Typical details of new railings and brick piers at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing.
  - b) Samples and/or manufacturer's details of new facing materials for the replacement side boundary wall, covered walkway and metal framed windows to the covered walk way and garden annex
  - c) Samples and/or manufacturer's details of new facing materials for the replacement flooring and ceilings
  - d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
  - e) Plan, elevation and section drawings of all secondary glazing at a scale of 1:10, including any alterations required to allow for installation
  - f) Drawings or samples of all new plaster details including 1:2 scale details of all decorative mouldings (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)
  - g) Plan, elevation and section drawings of all new joinery (including new doors, windows, panelling and skirting);
  - h) Plan, elevation and section drawings at a scale of 1:10 and/or manufacturer's details of all new fireplaces) of 2017/1549/L (Internal and external alterations to GII listed dwelling in association with extension to the garden annex; construction of a covered walkway in the rear courtyard; alteration to fenestrations; and various internal alterations to main dwelling.)

Satisfactory drawings or samples have been submitted in all regards, such that the proposal can go forward without harming the special interest of the grade-II-listed building.

The application has been publicised in the press and by site notice and no responses were received. 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.

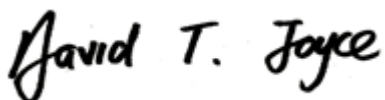
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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



David Joyce  
Director of Regeneration and Planning