

Application ref: 2019/0109/L
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 23 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Nicholas Taylor + Associates
46 James Street
London W1U 1EZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**36 Lancaster Grove
London NW3 4PB**

Proposal:

Erection of replacement single storey side extension to east elevation, to incorporate a new lightwell and lowered floor level (as an amendment to listed building consent dated 28/06/2017 ref 2016/1128/L for Demolition of existing side extension and replacement with single storey side extension to east elevation and erection of two single storey side extensions to west elevation and insertion of roof dormers, with associated external alterations, landscaping and parking associated with planning application for the change of use of former fire station to provide 11 self-contained residential units).

Drawing Nos: BFS-THA-EX-AL-001-P2; (prefix BFS-THA-PR-SK-) 077 P4, 078 P3, 079 P3, (prefix BFS-THA-PR AL-) 080 P1, 200 P5; Basement Impact Assessment by Senan Pyne dated June 2019

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: BFS-THA-EX-AL-001-P2; (prefix BFS-THA-PR-SK-) 077 P4, 078 P3, 079 P3; (prefix BFS-THA-PR AL-) 080 P1, 200 P5; Basement Impact Assessment by Senan Pyne dated June 2019.

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 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 or other documentation hereby approved or required by any conditions attached to this consent.

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.

- 4 Samples of all new facing brickwork, stonework, tiles, railings and joinery for the construction of the approved extension shall be provided on site and the specification approved in writing by the Council as local planning authority, in consultation with Historic England, before the relevant parts of the works are begun. Sample panel(s) of a minimum dimension of 1m by 1m square of the proposed brickwork shall clearly illustrate the proposed face-bond, joint size, mortar mix and pointing profile. The approved brickwork sample panel shall be retained in situ until the relevant work is completed. The relevant parts of the work shall be carried out in accordance with such approved samples.

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.

- 5 The proposed new dormer window structures shall match the method of construction, design, materials, profile and opening methods of the existing dormer window structures.

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 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.

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 2019.

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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer