

Application ref: 2018/4964/L
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 28 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Architecture Ltd.
10 Tonbridge Road
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ME16 9NH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**10 Lower Terrace
London
NW3 6RR**

Proposal:

Erection of two-storey extension, with crown roof and roof dormers, attached to existing single family dwelling (Class C3).

Drawing Nos: 1707: 01; 02 rev. A; EX01; EX02 rev. A; EX03 rev. A; EX04; EX05; EX06; PR01 rev. B; PR02 rev. B; PR03 rev. B; PR07 rev. B; PR08 rev. B; PR09 rev. B; PR10 rev. B; PR11 rev. B; Planning, Design & Access Statement Rev A December 2018; Historical Buildings Impact Assessment Rev A December 2018; Email confirmation arboricultural consultant dated 17/12/2018.

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:

1707: 01; 02 rev. A; EX01; EX02 rev. A; EX03 rev. A; EX04; EX05; EX06; PR01 rev. B; PR02 rev. B; PR03 rev. B; PR07 rev. B; PR08 rev. B; PR09 rev. B; PR10 rev. B; PR11 rev. B; Planning, Design & Access Statement Rev A December 2018; Historical Buildings Impact Assessment Rev A December 2018; Email confirmation arboricultural consultant dated 17/12/2018.

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.

- 4 Before the relevant part of the work is begun, 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:

a) Details including cross sections at 1:20, 1:5, 1:1 where appropriate of all proposed windows and doors, showing glazing bars and window reveals, jambs, head and sill.

b) Details including construction drawings at 1:20 of the junction between the existing listed building and new structure.

c) Manufacturer's specification details of all facing materials (roof tiles, bricks, render colour, timber cladding) and samples of those materials to be submitted to the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of 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 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 of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer