



Development Control
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Atria Associates
68 Mansfield Road
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NW3 2HU

Application Ref: **2004/0711/L**
Please ask for: **Faye Tomlinson**
Telephone: **020 7974 2643**

02 July 2004

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
14 Gainsborough Gardens
London
NW3 1BJ

Proposal:

Erection of a single storey side extension to the existing dwellinghouse, with minor internal alterations at ground floor level.

Drawing Nos: 2245/01, 05, 10, 11 rev F, 14 rev F, 15 rev F, 17 rev F, 20 rev F, OS Site Plan (un-numbered)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 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 condition(s) 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 EN38 of the London Borough of Camden Unitary Development Plan 2000.

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

a) Glazing bar details for the new French windows, roof light timbers and side window.

b) A sample panel should be erected onsite indicating the selected bricks, pointing and brick bond.

The relevant parts 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 EN38 of the London Borough of Camden Unitary Development Plan 2000.

3 The works hereby permitted shall be begun not later than the end of five 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.

Informative(s):

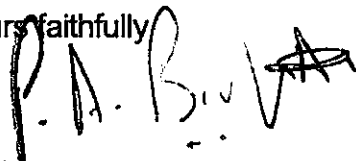
1 The applicant is advised that it is the view of the local planning authority that the maximum development potential for this property has now been reached and further proposals for extensions are unlikely to be favourably received.

2 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN19, EN21, EN22, EN31, EN38, EN40. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)