

Application ref: 2023/0482/L
Contact: Laura Dorbeck
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Date: 8 March 2023

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Studio 303 Ltd
14 The Rise
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**45 Flask Walk
London
NW3 1HH**

Proposal:

Details of rear extension brickwork required by part of condition 6 of listed building consent ref. 2016/3901/L (for the demolition of an existing two storey rear extension, erection of a replacement three storey rear extension, single storey basement excavation and Internal alterations).

Drawing Nos: Proposed brick information sheet prepared by Studio 303 and Vandersanden 038A0 brick.

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

Informative(s):

1 Reasons for granting approval-

The original permission approved a light cream coloured brickwork to the rebuilt rear extension, which would blend well with the neighbouring white and London stock brick facades.

A sample panel of the proposed brick has been submitted for approval. The Vandersanden 038A0 brick is proposed which is a hand formed stock brick with a sanded-coating and grained structure. A stretcher bond is proposed, and the mortar is a Cemex Dove White. The sample has been reviewed by the Council's Conservation Officer, who confirms that the brick is of an appropriate quality and that its rough texture will add visual interest. This part of condition 6 relating to brickwork can therefore be discharged.

One objection was received prior to determination, but the comments related to the principle of the development rather than the specific details currently proposed for discharge, and therefore are not material to the determination of the current application. The full impact of the works was considered as part of the determination of the original application.

As such, the details would 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.

- 2 You are reminded that conditions 4 (detailed drawings), 5 (method statements) and 6 (samples and specifications of interior and exterior facing materials of rear extension, excluding brickwork) of listed building consent ref. 2016/3901/L granted 10/04/2017 are outstanding and require details to be submitted for approval.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer