

Mr Jan-Marc Petroschka
Emoli Petroschka Ltd
45 Turner Street
London
E1 2AU

Application Ref: **2012/6067/L**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

21 January 2013

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:
52 Gordon Square
London
WC1H 0PN

Proposal:
Installation of external gate to front entrance, alterations to windows on the front and rear elevations, internal alterations and repair works all in connection with existing dwelling (Class C3).

Drawing Nos: (Prefix AE-038-) 00L (Site Location Plan); 00G Rev.01; 00S Rev.01; 001 Rev.01; 002 Rev.02; 003 Rev.01; 004 Rev.01; 005; 101; 102; 103; 104, (Prefix AL-038-) 00G Rev.01; 00S Rev.01; 001 Rev.01; 002 Rev.02; 003 Rev.01; 004 Rev.01; 005; 101 Rev.01; 102; 103 Rev.02; 104; 111 Rev.01; 112 ; and Design and Access Statement produced by Emoli Pretroschka Architects dated November 2012.

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 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 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.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to 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.

- 4 Details in respect to the following shall be submitted to and approved in writing by the Council before the relevant part of the work begun.
 - a) A method statement for any proposed lifting and relaying of floorboards.
 - b) Plans, sections and elevations clearly illustrating the railing patterns and joinery details of the proposed gate to the main entrance porch at a scale of 1:10;
 - c) Plan, elevation and section drawings including materials of all new kitchen ventilation ducts/grills;
 - d) Plan, elevation and section drawings including materials of all new and reinstated fire places at a scale 1:20;
 - e) Plan and section drawings at an appropriate scale of the new service runs to the proposed bathroom on the second floor and the trench heating system throughout the house.
 - f) Details at a scale of 1:5 of new opening between the front and rear bedrooms at second floor level.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to 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

- 5 All the joinery and panels over the existing doors shall be salvaged and re-used where possible and any joinery and panels over the existing doors that are not used shall be protected, clearly labelled and stored on site at all times unless otherwise agreed by the Council in writing:

Reason: In order to 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

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

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