

Mr Bob Hull  
Henry Adams Planning Ltd  
Rowan House  
Baffins Lane  
Chichester  
West Sussex  
PO19 1UA

Application Ref: **2012/5502/L**  
Please ask for: **Jason Traves**  
Telephone: 020 7974 **2123**

4 December 2012

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:  
**33 Conway Street**  
**London**  
**W1T 6BW**

Proposal:

Erection of rear extension at lower ground and ground floor level, reinstatement of balcony at front first floor level and internal alterations all in connection with change of use of 1 dwelling house to 2 x self-contained maisonettes (1 x 3-bed, 1 x 4-bed) (Class C3).

Drawing Nos: Site Plan; Block Plan; Drgs prefix 22447: E01; E02; E03; P01D; P02D; P03D; Planning Statement (Oct 2012/PPD783); Design and Access Statement Incl. Heritage Statement (Oct 2012); Appendix 1 - Photographs

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 Prior to commencement, the following details shall be submitted for approval in writing by the Local Planning Authority:

- a) Plans, sections and elevations of the proposed balcony to the front elevation at 1st floor level at a scale 1:10;
- b) Details of new banisters to the main staircase at ground and 3rd floor level;
- c) Details of new internal doors at a scale 1:10 with moulding details at 1:1;
- d) Details of all new windows at a scale of 1:10 with glazing bars at 1:1 and details of the reinstated glazing bars to the front ground floor windows at scale of 1:1;
- e) Details of French doors at basement level within the lightwell at a scale of 1:10 with glazing bars at 1:1;
- f) details of all new servicing associated with the new bathrooms and kitchens demonstrating the relationship with the fabric and structure of the building;
- g) Details of any works of alteration or upgrading required to satisfy Building Regulations or Fire Certification;
- h) Details of all new mechanical extraction, external flues, grilles and vents;

In addition to the above:

- i) All new external rainwater good and soil pipes shall be of cast iron, painted black. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed to the external faces of the building unless shown on the approved drawings or submitted as part of the approval of details for this condition;
- j) New partitions should be scribed around existing mouldings and decorative joinery

The development shall be carried out in accordance with the abovementioned details approved prior to first occupation and maintained for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interest of positively preserving and enhancing the character and appearance of the Listed host building in accordance with Policies CS5 'Managing the Impact of Growth and Development', CS14 'Promoting High Quality Places and Conserving our Heritage', DP24 'Securing High Quality Design', DP25 'Conserving Camden's Heritage'.

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 CS5 'Managing the Impact of Growth and Development', CS14 'Promoting High Quality Places and Conserving our Heritage' and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP24 'Securing High Quality Design', DP25 'Conserving Camden's

Heritage'. Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- High standard of residential accommodation, an absence of any significant neighbour impacts, an absence of any transport and parking impacts.

- 2 In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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