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WC1N 3LJ

Application Ref: **2012/3225/L**  
Please ask for: **Victoria Pound**  
Telephone: 020 7974 **2659**

13 August 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:  
**18 Rugby Street**  
**London**  
**WC1N 3QZ**

#### **Proposal:**

Internal works at all levels including alterations to the partitioning and replacement of mechanical and electrical fittings and the introduction of pipe work to the rear elevation all in connection with existing residential dwelling (Class C3).

Drawing Nos: Site Location Plan; 11170 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 7 no. photo sheets.

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 work and work of making good shall be carried out to match the original 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 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 drawing(s) 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 The vent grilles hereby approved to the front and side elevations of the building shall be finished and thereafter maintained in a colour to match as closely as possible the fabric immediately adjacent, in order to minimise their visual impact.

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.

- 5 Notwithstanding the annotation on drawing no. 11170/12 hereby approved, any new external pipework shall be painted metal.

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..

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The proposed development is in general accordance to 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's report.

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