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Application Ref: **2012/0299/L**
Please ask for: **Rob Tulloch**
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23 March 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:

Charles Dickens Museum
48-49 Doughty Street
London
WC1N 2LF

Proposal:

Minor amendment of the height, depth and fenestration of rear three storey extension, and associated internal alterations to museum (Class D1) as a variation of listed building consent (2010/4737/L) for the erection of a rear extension and associated external lift enclosure to No.49 at lower ground, ground, first and second floor levels of museum building (Class D1), ramp to front entrance and internal alterations to Nos. 48 and 49.

Drawing Nos: Site Location Plan; 100 Rev E; 111 Rev B; 200 Rev N; 201 Rev M; 202 Rev M; 203 Rev G; 204 Rev H; 210 Rev F; 211 Rev G; 213 Rev K; 214 Rev I; 300 Rev B; 302 Rev C

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 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 A Sample panel of the proposed timber cladding in terms of its colour and finish shall be provided on site and approved by the Council in consultation with English Heritage before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given and permanently retained and maintained in a good visual condition. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design), and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 This permission is personal to the Charles Dickens Museum and shall endure for the period of their occupation only. On the Charles Dickens Museum vacating the premises the external works hereby approved (lift shaft, lift lobby and first floor disabled WC) shall be removed and the external fabric of the building shall be restored.

Reason: In recognition of the special circumstances of the applicant and to accord with policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (improving access), DP24 (Securing high quality

design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard 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 officers report

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