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Application Ref: **2010/3378/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

23 September 2010

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:
**12 Old Square &
4 Stone Buildings
London
WC2A 3TX / WC2A 3XT**

Proposal:
Replacement windows at third floor south of 4 Stone Buildings and internal alterations in association with change of use of second floor west of 12 Old Square from office (Class B1) to 1x2-bed residential unit (Class C3); Change of use of third floor south of 4 Stone Buildings from a residential unit to office (Class B1).

Drawing Nos: Site Location Plan; 7405/02 Rev A; 5593/001 Rev A; 5593/010 Rev B; 5687/10 Rev C; 5687/11 Rev *; 5687/110 Rev C; 5687/111 Rev *.

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 B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006; 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 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 B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006; 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.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 You are advised that listed building consent is granted for physical works to the fabric of the buildings only. Planning permission (2010/3376/P) for changes of use is subject to the successful conclusion of a S106 Legal Agreement. At this time full planning permission is yet to be granted. For further information, please contact the Council's Legal Services Department on 0207 974 1947.
- 3 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (Listed buildings); 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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