

Mr Ming Ko  
Ko and Partners Architects  
Unit 6  
1-3 Upper Richmond Road  
London  
SW15 2RF

Application Ref: **2009/5885/L**  
Please ask for: **Sara Whelan**  
Telephone: 020 7974 **2717**

22 March 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:

**165 Gray's Inn Road  
London  
WC1X 8UE**

Proposal:

Internal and external alterations including the erection of a mansard roof extension and utilising basement floorspace in association with the creation of 8 residential units (2 studio, 2 one-bed, 3 two-bed, 1 three-bed (Class C3)); associated external works including installation of french doors to create two courtyards at lower ground floor level, conversion of two front vaults to form part of proposed Flat 2, removal of flat roof over existing light well, installation of 3 (and removal of 1) roof lights at first floor level and reconfiguration of internal primary staircases.

Drawing Nos: 342-A-010; 011; 012; 013; 014; 015; 016; 017; 018; 020 REV E; 021 REV D; 022 REV C; 023 REV B; 025 REV A; 026 REV B; 027 REV B; 028; 029; 030; P-001 REV B; 002 REV A; 003 REV B; 004 REV B; 005REV A; 006 REV A; 007 REV A; 008 REV A; 009 REV A; 010 REV A; 011 REV A; 012 REV A; P-D01 REV B; D02 REV B; D03 REV B; D04 REV A; D05 REV A; D06 REV A; D07 REV A; D08 REV A; D09 REV A; D10 REV A; D11 REV A; D12; Code for sustainable homes strategy (4/3/2010) and Daylight and sunlight report (Jan 2010)



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 B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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 condition(s) 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 B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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). 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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