

Mr Luke Chandresinghe
Michaelis Boyd Associates
9B Ladbroke Grove
LONDON
W11 3BD

Application Ref: **2008/5532/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5117**

19 May 2009

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:
26 Charlotte Street
London
W1T 2NE

Proposal:

Internal and external works in association with the change of use and works of conversion from office (Class B1) to a single-family dwelling house (Class C3) including re-opening of access to basement from street level, installation of new metal railings, erection of a rear ground floor addition and installation of roof lights on the roof.

Drawing Nos: 08041/100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 111 rev E; 112 rev E; 113 rev E; 114 rev F; 115 rev F; 116 rev E; 117 rev E; 118 rev E; 119 (Ground floor photos); 119 rev A (Proposed front elevation); 120 rev A; 121; 122; 123; email dated 23/04/2009 and photos of the basement (pages 1 to 14) received on 30/04/2009.

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 Any new stone or wooden flooring that may be needed shall be laid over any existing original floorboards and fixed in a reversible manner.

Reason: 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 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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) plan, elevation and section of new railings and plinth at a scale of 1:10 with finials at 1:1, including materials

b) plan, elevation and section of the front elevation basement at a scale of 1:10 with moulding and architrave details at a scale of 1:1

c) plan, elevation and section of new stairs and handrails (both internal and external) to basement at scale 1:10

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 The removal of any floor joists will only be permitted where they are structurally unsound and beyond repair/strengthening. A full schedule of all joists to be replaced/repared shall be clearly marked on any relevant floor plans at scale 1:50 with an accompanying justification, and shall be submitted to an approved in writing by the Local Planning Authority before the relevant part of the work commences.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

- 2 You are advised, for the avoidance of doubt, that any works that require planning permission should not take place unless and until planning permission has been granted pursuant to the concurrent linked planning application [Ref: 2008/5408/P].

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