

Ms Cordula Weisser
WaG Architecture Ltd
5 Tenter Ground
London
E1 7NH

Application Ref: **2007/5889/L**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **2717**

17 March 2008

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:

**6-10 Royal College Street
London
NW1 0TH**

Proposal:

Erection of 3 x two-storey extensions at the rear of nos. 6, 8 and 10; erection of new staircases in front basement lightwells to nos. 6, 8 and 10; various external and internal alterations, all in association with the conversion of nos. 6 and 10 into 2 self-contained one bedroom basement flats and 2 three bedroom maisonettes at the upper floors levels.

Drawing Nos: EX 001; 002; 003; 004; 005; 006; 007 A; 008 A; 010;

011; 012; 013; 014; 015; 016; 017; 018; 019; 020; 021; 022; 023;

PL001 revA; PL002 revC; PL003 revD; PL004 revA; PL005 revA; PL006 revC; PL007 revC; PL008 revB; PL009 revC;

3 x A4 sheets entitled kitchen proposal, 2nd floor bathroom door, top floor ensuite floor section.

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 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.

- 3 Detailed drawings, or samples of materials as appropriate, 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 drawings of the new gate at a scale of 1:10 with details of the hinge, pivot and lock at 1:2.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

e) Samples and manufacturer's details of all new facing materials for the rear extension and retained on site during the course of the works.

f) Structural assessment including detailed drawings of the opening to be formed with the spine wall at basement level, Demonstrating the works necessary to adequately support the existing structure.

g) detailed drawings and full particulars of the fire protection and sound insulation measures, this should include upgrading of existing doors.

The relevant part of the works shall then be carried in accordance with the approved details

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 The ridge detail of the new rear extension roof should match existing adjacent rear extension detail.

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 All existing joinery should be retained, including: floorboards, cupboards, skirting, architraves, timber panelling to the stair compartments and below the dado rail, unless given prior written approval from the Council.

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 You are advised that this consent only relates to works specifically indicated on the approved drawings. You will need to contact the Council again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
 - * any extra work which is necessary to execute the works hereby approved including disturbing existing features including chimneypieces, joinery, plasterwork, architraves, panelling, doors and staircase.
 - * stripping out or structural investigations after further assessments of the building's condition; and
 - * any work needed to meet the building regulations or other forms of statutory control.

- 2 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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