

Mr John Hough
Oakley Hough Limited
The Barn
Stebbing Farm
Fishers Green
Stevenage
Hertfordshire
SG1 2JB

Application Ref: **2014/4095/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

14 July 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat C
40 Earlham Street
London
WC2H 9LH

Proposal:
Internal alterations to flat at 2nd floor level.
Drawing Nos: Site location plan; 706/01A; heritage statement.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed internal alterations to the partitioning are considered to preserve the historic sense of separation between the three original buildings.

The flat occupies three adjacent early C19 terrace buildings which have been laterally linked through the party walls. The buildings' interiors have been heavily altered. Whilst the current proposal will have some impact upon the buildings' original plan form character, there will be no loss of historic fabric, and the original plan form and room volumes will still be able to be understood due to the position of the openings and new partitions. The original masonry party walls will not be altered. The proposal is therefore considered to preserve the special architectural and historic interest of the listed buildings.

The site's planning history was taken into account when coming to this decision, and no representations were received.

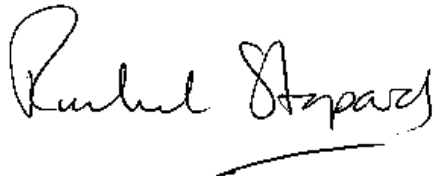
Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment