

Mr Michael Rees  
Lipton Plant Architects  
81 - 83 Essex Road  
Islington  
N1 2SF

Application Ref: **2013/7983/L**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **2949**

28 July 2014

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted Subject to a Section 106 Legal Agreement**

Address:  
**16 Cleveland Street**  
**London London**  
**W1T 4HX**

Proposal:

Works associated with the change of use from community use D1 to C3 residential use (1x4 bed maisonette and 1x2 bed flat).

Drawing Nos: Os plan; Existing plans: 336 (1) 0.001 RevC; 0.002 RevC; 0.003 RevC; 0.004 RevC; 0.005 RevC; 0.006 RevC; 0.007 RevC; Proposed plans: 336 (1) 1.001 RevD; 1.002 RevD; 1.003 RevC; 1.004 RevD; 1.005 RevD; 336 (1) 2.001 RevB & 336 (1) 3.001 Rev B; Auction particulars; Letter from Estate agent Bernard Marcus dated 29/11/2013; Email from Peter Morris NHS dated Dec 2013; Daylight Assessment by Twelve16 Design dated Dec 2013; PLanning & Heritage impact Statement by Bell cornwell dated Dec 2013 and Lifetime Homes statement by Lipton Plant Architects dated dec 2013.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed annotated drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plans, sections and elevations at 1:10 of all new external joinery including sash windows, new doors and changes to the shopfront.

b) Details including plans, sections and elevations at 1:20 of the new elements to be introduced to the main staircase through the building, including balustrade detailing showing materials and finishes.

c) Details including plans, sections and elevations at 1:10 of all new door types to be introduced to the interior of the building.

d) Details of a method statement of the repairs/reinstatement to all existing fireplaces and surrounds to be retained in situ.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape,

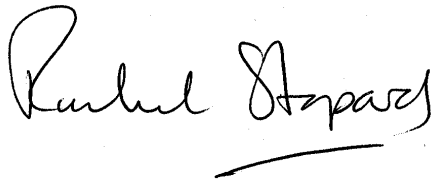
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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.

Rachel Stopard  
Director of Culture & Environment