

Charles Brice  
Charles Brice Ltd  
95 York Street  
London  
W1H 4QG

Application Ref: **2014/5658/L**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

24 November 2014

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**1 St Katharine's Precinct**  
**London**  
**NW1 4HH**

Proposal: Opening of existing lancet window and internal alterations including alterations to partitions, flooring, installation of new staircase from lower ground to ground floor level, and internal rearrangement of rooms & layout.

Drawing Nos: OS plan, 0002 Rev B Lower Ground Floor as Existing, 0003 Rev C Lower Ground Floor as Proposed, 0004 Rev B Ground Floor as Existing, 0005 Rev E Ground Floor as Proposed, 0006 Rev D First and Second Floors as Existing and Proposed, 0008 Rev C Section A-A as Existing, 0009 Rev D Section A-A as Proposed, 0012 Rev C Section CC Elevations as Existing and Proposed, 0014 Rev D New Timber Staircase, Design and Access Statement and 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS plan, 0002 Rev B Lower Ground Floor as Existing, 0003 Rev C Lower Ground Floor as Proposed, 0004 Rev B Ground Floor as Existing, 0005 Rev E Ground Floor as Proposed, 0006 Rev D First and Second Floors as Existing and Proposed, 0008 Rev C Section A-A as Existing, 0009 Rev D Section A-A as Proposed, 0012 Rev C Section CC Elevations as Existing and Proposed, 0014 Rev D New Timber Staircase, Design and Access Statement and Heritage Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 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.

- 4 Detailed drawings, or samples of materials as appropriate, 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) Photographic gazetteer of all original elements relating specifically to the alterations of the partitions, flooring and installation of new staircase areas.

b) Internal and external elevations showing new window opening at ground level.

c) Detailed drawings at scale 1:20 showing the new glazing in the reopened window at ground floor.

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 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.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment