

Miss Marie Nagy  
Teal Planning Ltd  
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915 High Road  
Finchley  
London  
N12 8QJ

Application Ref: **2014/2769/L**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

8 December 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:  
**26 & 26A Argyle Square**  
**Kings Cross**  
**London**  
**WCH1 8AP**

Proposal:

Change of use and works of conversion from an art gallery and commercial space (D1 and B1) and 2 residential units into 5 residential units (3 x 2 bed, 2 x 3 bed) including roof extension and roof terrace at rear 2nd floor level, new entrance portico and windows and associated internal alterations.

Drawing Nos: Site location plan, (1310-EX-) 000c, 001c, 002c, 003c, 004c, 101a, 102a, 103a, 201b, 202b, 203a, 204d (1310-PR1-) 000g, 001i, 002h, 003h, 004i, 101h, 102e, (1310-PR-) 103f, 201f, 202e, 203f, 204g, 301a, 302a, (1310-D-) 000c, 001c, 002b and 1310-SP-006c.

Supporting documents

Planning Statement, Design and Access Statement, 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 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.

- 3 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) 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.

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

- c) Samples and manufacturer's details of new facing materials for the roof extension and portico. (to be provided on site and retained on site during the course of the works).

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.

- 4 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.

Informative(s):

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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 flourish at the end.

Ed Watson  
Director of Culture & Environment