

Mr James Buckley  
TP Bennett  
1 America Street  
London  
SE1 0NE

Application Ref: **2014/6748/L**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

7 January 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Africa House**

**70 Kingsway  
London  
WC2B 6AH**

Proposal:

Installation of new door, canopy and louvres at ground floor level on Gate Street (east) elevation.

Drawing Nos: Site location plan; D0100 P1; D0130 P2; D0200 P2; F0100 P1; F0130 P2

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 Samples of materials 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) Typical sample of timber to be used for the doorway.
- b) Sample of proposed steelwork within the doorway and canopy to show colouration and detailing.
- c) Sample of proposed glazing.

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 policies DP24 and 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 insertion of a doorway, associated canopy and 3x metal louvres into the east elevation of the building is considered to be acceptable and would not harm the character or special interest of the Grade II Listed Building.

The scheme has been slightly revised to introduce a redesigned doorway and canopy. The materials would be high quality, matching the appearance of those originally used in the building and the design is of an art-deco nature and is similar in style to an original doorway within the west elevation (fronting Kingsway). The louvres would be powder coated metal to match those installed around the adjoining main rear entrance as part of a recent refurbishment of the building.

The louvres and doorway would be installed within metal, non-original modern windows installed as part of this recent refurbishment of the building and therefore no harm will be caused to the original fabric of the building.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to any harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 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 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment