

Mr Regan Appleton
Bloc & Bloc Architecture
76 Rathcoole Gardens
London
N8 9PG

Application Ref: **2014/7751/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

14 January 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
31 Jeffrey's Street
London
NW1 9PS

Proposal:
Addition of a toilet, sink and damp proofing membrane at basement level.

Drawing Nos: Design and Access Statement; Manufacturing Details - Membrane System Ltd; [20_05_] 01; 03.

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 sink and toilet will not obscure any significant architectural features or otherwise visually harm the building, and are considered acceptable in terms of location, proportions and design. The proposal is considered to preserve the building special architectural and historic interest.

The alterations proposed - being of internal nature for the addition of damp proofing membrane and pipes' installation to accommodate the addition of the toilet and sink - will not result in the loss of original or otherwise historical fabric and will not affect the integrity of the building.

The proposal is thus considered to be sympathetic to the special architectural or historic interest of the listed building.

The site's planning history and relevant appeals have been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment