

Mr Roy Adkins
17 Dukes Road
London
WC1H 9AT

Application Ref: **2014/5056/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

25 February 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
17 Duke's Road
Contemporary Dance Trust
The Place Theatre
London
WC1H 9PY

Proposal: Installation of double glazed aluminium framed windows to replace single glazed Crittall steel framed windows on northern side elevation at ground floor level.

Drawing Nos: Site location plan, Design & Heritage Statement, CS24-SL window specifications, D13PLACE/110, D15PLACE/210.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 drawings 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.

Informatives:

- 1 Reasons for granting listed building consent.

The building in question is Grade II listed, having once been used as a drill hall and more recently as the headquarters and theatre of a contemporary dance trust. It is considered to have a neutral impact on the character and appearance of the Bloomsbury Conservation area. The building and fenestration on the northern elevation is not widely visible from the public realm and is surrounded by modern buildings.

The proposed double glazed aluminium framed windows at ground floor level are considered to be acceptable as they would match the existing windows in terms of size, appearance and style and would maintain the character and appearance of the property. It is considered that the proposal would enhance the appearance of the property with the removal of the railing bars over the windows and the two different types of materials in timber and Crittall.

The proposal would not result in the loss of the original or historical fabric and will not affect the integrity of the listed building. It is considered to be sympathetic to the special architectural and historic interest of the listed building.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

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