

Miss Irina Steinberg
Flat 4 18 Leigh Street
London
WC1H 9EW

Application Ref: **2015/0215/L**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

27 February 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Leigh Street
London
WC1H 9EW

Proposal: Replacement existing front dormer hatch door with window

Drawing Nos: Site Location, Photographs, Window Specifications and Existing and Proposed Elevation.

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.

- 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.

Informatives:

- 1 Reasons for granting listed building consent:

The proposed window replacing an existing hatch door in the dormer is considered a subtle change to the appearance of the building using materials that are sympathetic to the property (white painted timber frame) in keeping with the existing dormer hatch opening and the character and appearance of the conservation area.

Although the works relate to the external appearance of a listed building, the dormer is located at roof level above four floors and therefore not overly visible in the streetscene or wider public realm and as such the works are not considered harmful to the character or appearance of the host building, street scene or Bloomsbury Conservation Area.

15 neighbours were consulted, a site notice erected on 21/01/2015, expiring on 11/02/2015, and a public notice published in the local press on 22/01/2015, expiring on 12/02/2015. No objections have been received. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the 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 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed

development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 66 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