

Mr Stuart Newby
21 Brighton Road
Bubwith
Selby
East Riding of Yorks
YO8 6LL

Application Ref: **2014/6870/L**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

9 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Jeffrey's Street
London
NW1 9PS

Proposal:
Erection of a single storey extension, external and internal alternations to Grade II listed building.

Drawing Nos: Location Map, 01, 05 Rev.J, 06 Rev.E, Proposed Section C-C, Proposed Section D-D, Heritage Statement (September 2014 Rev1)

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 permission. [Delegated]

The proposed single storey rear extension has a pitched roof and measures 2.54m at eave height, 2.83m at ridge height, 3.9m in depth and 7.3m in width. The existing basement slab level would be reduced by 0.332m. The existing boundary wall with No.11 would be retained. The proposed external walls would use brickwork which matches the existing. Existing slate would be used for the roof. New black coloured aluminium windows would be proposed.

The rear extension is lightweight in its design approach, and seeks to retain views through to the rear elevation of the main house. The proposal will not involve the loss of a significant amount of historic fabric. The scale, position and design of the extension are considered appropriate. The reduced depth of the basement level is not considered to cause unacceptable impacts upon the characters of the listed building.

Other minor external alterations are proposed including the reopening of a blocked window to the rear elevation of the side extension and the addition of a window on the ground floor level of rear elevation of the side extension. The position and details of the windows are considered acceptable.

To the front, it is proposed to form a new fanlight over the existing front door to allow for greater light into the rather dark entrance hall. The main door differs in form to its neighbour, so the introduction of a fanlight in this position is not considered to cause harm to the consistency of the streetscene, and will preserve the special interest of the building and character and appearance of the CA. The position, scale and simple design are considered acceptable.

Internally, very minor alterations are proposed including reinstating the spine wall at

the lower ground level, and lowering the LG floor level very slightly (c. 300mm). These alterations are not considered to harm the building's fabric or character.

The proposal would respect the characters and appearance of the listed building and the Jeffrey's Street Conservation Area. The design of the proposal is acceptable and in general compliance with the advice in CPG1 and Jeffrey's Street Conservation Area Statement.

The planning history of the site has been 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 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and CPG1 of the Camden Planning Guidance 2011. The proposed development also accords with policy 7.8 of the London Plan 2011; and paragraphs 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