

Mr Peter Short  
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London  
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Application Ref: **2014/6582/L**  
Please ask for: **Victoria Pound**  
Telephone: 020 7974 **2659**

30 March 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**First Floor Flat**  
**57 Swinton Street**  
**London**  
**WC1X 9NT**

Proposal:  
Internal alterations at 1st floor level including alterations to partitions, and installation of secondary glazing.

Drawing Nos: Site location plan; block plan; 6214-SS57-E03; 6214-SS57-P03; 6214-SS57-D10; 6214-FAC-D01B; 6214-FAC-D02; Design, access & heritage statement.

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 flat occupies the first floor of a late C18 terrace building, which has been subdivided into flats and significantly altered internally. The proposed minor alterations to the plan form and installation of slim-framed secondary glazing to the rear window will not have a harmful impact upon the plan form or character of the rooms at this level, and will preserve the building's special architectural and historic interest.

The front room windows comprise 3 large, full height timber sliding sashes. In order to achieve enhanced thermal and noise insulation within the flat, it is proposed to install secondary glazing in the form of bespoke timber framed casements, which will be supported on a new timber frame affixed over the retained architrave. This position will allow the original timber shutters to be accessed and will ensure that the visual impact from the building's exterior is minimal. Whilst there will be some detrimental impact upon the historic appearance of the room as some original fabric will be obscured, the proposed installation is reversible and there will be no loss of or harm to significant historic fabric. The proposal is therefore considered to preserve the special architectural and historic interest of the listed building.

The site's planning history was taken into account when coming to this decision, and no representations were received.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 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 March 2015, consolidated with alterations since 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