

Mr Michael Wood
Indigo Planning Limited
Swan Court
Worple Road
Wimbledon
London
SW19 4JS

Application Ref: **2015/0956/L**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

7 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 - 9 Pond Street
London
NW3 2PN

Proposal:
Internal alterations associated with the change of use of ground floor of no.7 and lower ground floors of nos. 7 and 9 from restaurant/bar (Class A3/A4) to pilates studio (Class D2).

Drawing Nos: Site location plan; C1193/IL/AR/103/A; C1193/IL/AR/104/A; 1036-S01; 1036-S02

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 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.

- 3 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.

Informative(s):

- 1 Reason for granting listed building consent:

Permission is sought to change the use of the ground floor of no. 7 and the lower ground floors of nos. 7 & 9 from a restaurant/bar (Class A3/A4) to a pilates studio (Class D2). Originally nos. 7 & 9 were two separate properties, however in 1978 the lower ground floor and rear gardens of the two buildings were combined and the ground, first and second floors of no. 9 were separated and maintained as a separate property which is currently in use as a funeral parlour.

No external alterations are proposed. Internally, revisions were sought to ensure the special interest of the building is preserved. It is proposed to add a partition wall at ground floor level to form an office which would re-instate the original plan. At the basement level, partitions would be added to form a changing room area and two existing doorways would be bricked up to create a studio room. One of the doorways is historic and so the brickwork is to be inset. It is also proposed to demolish a wall in the basement of no.9 and the nibs of this wall will remain. In light of the above, the revised proposal is considered to preserve the special interest of the building and is acceptable.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development 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