

Mr David Kemp  
DRK Planning Ltd  
215 Alfred Court  
53 Fortune Green Road  
West Hampstead  
London  
NW6 1DF

Application Ref: **2014/5618/L**  
Please ask for: **Neil Collins**  
Telephone: 020 7974 **4215**

14 April 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**12 Northington Street**  
**London**  
**WC1N 2NW**

Proposal:

Erection of mansard roof extension with dormer windows and inset roof terraces at second floor level and associated internal alterations.

Drawing Nos: A001; A100; A101; A102; A104a; A105a; A106; A107; A200; A202 Rev G; A203 Rev G; A204a; A205-H; A206; A207; Design and Access Statement, dated 24th August 2014, produced by DRK Planning; and Heritage Statement, dated August 2014, produced by DRK Planning.

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 external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Reason for granting permission

The approved mansard roof extension is considered to be appropriate to the host building and area in terms of its bulk, massing, height, design and materials. The visual impact of the extension has been fully considered in granting planning permission, having special regard to the desirability of preserving or enhancing the character and appearance of the Bloomsbury Conservation Area and the setting and special interest of the adjacent listed building, 28 John Street, in accordance with sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal was considered not to have any impact upon the amenity of existing neighbouring residents in terms of outlook, privacy or loss of light. No objections were received as a result of neighbour notification in relation to this application. The site's planning history was taken into account when coming to this decision.

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 and DP26 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, 56-66 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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment