

Mr Cormac McNabb  
22b Mornington Crescent  
London  
NW1 7RG

Application Ref: **2014/7461/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

22 April 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat C**  
**22 Mornington Crescent**  
**London**  
**NW1 7RG**

Proposal:  
Replacement of roof slates and reinstatement of partition wall at 2nd floor level (retrospective).  
Drawing Nos: Design & access statement (redacted), heritage statement (redacted), "floor plans and elevations", "slate roof cover"

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 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.

- 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.

Informative(s):

- 1 The application is retrospective, because the applicant is seeking to regularise the position in a flat he has purchased whose previous owner removed all the internal partitions on the second floor and resurfaced the roof, incurring an enforcement action.

Consequently, he has reinstated the partition between the front and rear room, albeit with a double doorway in this wall, and reinstated the enclosure around the stairwell, with two doors leading off, as per the original layout. He has also replaced the synthetic roof slates with natural slate. These reinstatement works will preserve the special 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 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 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