

Mr. Edward Eastham  
Molyneux Kerr Architects  
Unit 14 - 112  
Tabernacle Street  
London  
EC2A 4LE

Application Ref: **2015/1016/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

24 April 2015

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**1 Passfield Hall**  
**Endsleigh Place**  
**London**  
**WC1H 0PW**

Proposal:

Restoration & repairs at roof level, replacement of windows, alteration of down pipe  
Drawing Nos: Photographic record, 1408-1/009A, 1408-1/010A, 1408/013, 1408-1/c/005,  
1408-1/002A, 1408-1/003A, 1408-1/C/006, 1408-1/C/011, D&A statement  
CM1408/1/la.002RevA, heritage statement CM1408/1/la.003RevA, 1408-1/001  
1408-1/002A, 1408-1/010A, 1408-006A, 1408-1/003A, 1408-1/009A, 1408-013, heritage  
statement CM1408/a/la.003revA, d&a CM1408/a/la.002revA, 1408-1\_C006\_Rev A glazing  
sections, 1408-1\_C005\_Rev A sash windows

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 The applicant wishes to carry out repairs and alterations to the roof of a terrace of G2L townhouses used as a hall of residence.

An existing railing is to be removed and replaced with a wire-based fall arrester, the fittings of which are to be dark grey. Repairs are to be carried out to balconies. The roofs are to be reslated in natural slate and the window frames are to be replaced like for like, with timber and single glazing. A drain pipe which currently runs diagonally across the flank of the building will now be punched through the cornice and run vertically to the ground in cast iron, in common with other down pipes on the building.

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 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