

Mr. Michael Lowe
Windmill Cottage
Duntisbourne Abbots
Cirencester
Gloucestershire
GL7 7JN

Application Ref: **2015/0028/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

12 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Swinton Street
London
WC1X 9NL

Proposal:
Installation of secondary glazing to all windows and installation of new single glazed painted timber doors on rear lower ground elevation.
Drawing Nos: Plan 4 -Glazing sections, plan and elevations, Plan 5 - Glazing sections, plan and elevations

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.

- 4 Internal shutters not in use as a result of secondary glazing shall remain in situ.

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.

- 5 New French doors at rear lower ground floor shall be single glazed painted timber to fit within the existing opening.

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.

Informative(s):

- 1 Reason for Granting Listed Building Consent:

The original proposal for new double glazed windows would have been harmful to significance of the listed building, whereas this revised scheme for secondary glazing is consistent with conservation principles of reversibility and minimal intervention. Therefore, the internal glazing units would preserve the building's special architectural and historic interest.

Public consultation was undertaken by placing a press and site notice as part of the application for planning permission to install double glazed windows, whereby no responses were received to the consultation. That application has now been withdrawn as it is no longer required because the proposal is for internal works only to the listed building.

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 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.

- 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.

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