

Mrs Charlotte Grant  
Harwood Savin Ltd  
23 Baynton Road  
Woking

Application Ref: **2014/7513/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

14 May 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**6 Leigh Street**  
**London**  
**WC1H 9EW**

Proposal:  
Internal alterations to open up and reinstate existing mothballed rear stair between ground and first floor levels.

Drawing Nos: Site Location Plan; 205.101; 205.102; AP120; AD600 A

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.

Informative(s):

- 1 The proposed scheme seeks to replace an existing between ground and first floor (the current staircase only exists at ground floor level and has been blocked at the ceiling) staircase which within the building at the rear of the site.

Listed Building Consent (reference 2013/4606/L) was granted in January 2014 for the replacement of this stair with a larger structure which extended to first floor level.

This application now proposes to retain the existing stair, remove the non-original boarding enclosing the staircase and reinstate the stair accordingly.

The proposal would result in less intervention than the extant permission and retain more of the original staircase. The details of the new balustrade and handrail are considered appropriate for the age of the building.

In this regard the proposed works would better preserve the historic development of the listed building.

No objections were received prior to making this decision.

The site's planning history was taken into account when coming to this decision.

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.

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, cursive script.

Ed Watson  
Director of Culture & Environment