

Mrs Divneet Kohli
Charles Brice Ltd.
95 York Street
London
W1H 4QG

Application Ref: **2015/2066/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

26 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 St Katharine's Precinct
London
NW1 4HH**

Proposal:

Erection of a timber garden shed and alterations to the existing side access from one gate to double gates.

Drawing Nos: Design and Access Statement (revised on 15/04/2015); Heritage Statement (revised on 15/04/2015); Site Location Plan (revised on 15/04/2015); 0013 RevC; 831-PL.01 RevA.

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 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.

- 3 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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reasons for granting permission.

The proposed wooden shed with asphalt roof is to be sited in the far right hand corner of the side garden and will be screened from public view by surrounding vegetation, the enclosure of the access stairs to the basement level and the boundary walls. A small area of bedding is to be lost to accommodate the proposed shed but is minimal that this will not impact on the rest of the garden space still available. Due to its location, the proposed garden shed will not impact on the setting of the listed building and will be a welcome addition to the garden area.

Amendments were sought to have the size and shape of the proposed garden shed reduced and altered along with the roof material resulting in a more organic design blending into the landscaping and becoming an integrated structure within the garden. Such amendments are now considered acceptable.

The proposed alterations to the side entrance gate will provide a more balanced

design and more practical access to the side garden for vehicles. The proposed double gate will retain as much of the original material from the existing gate to minimise the loss of the historical fabric of the existing fence and gate as well as minimising the introduction of new materials.

The proposal is considered appropriate in terms of size, design, location and material to be used and will preserve and enhance the appearance and character of the conservation area and the streetscape and will not cause harm to the setting of the listed building.

The proposal will not impact on the neighbours' amenity nor would it be harmful to either pedestrian or vehicular safety.

The site's planning history and relevant appeals have been taken into account when coming to this decision. An objection from Regents Park CAAC was received regarding the size and roofing material of the shed. Following discussions and the demonstration of the amendments made to the size, shape, design and roofing material, Regents Park CAAC was satisfied with the altered proposal and subsequently, withdrew their objection.

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 proposed development is in general accordance with policies CS5, CS14 and CS17 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 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