

Mr James Buckley
TP Bennett
1 America Street
London
SE1 0NE

Application Ref: **2015/3119/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

12 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
Africa House
70 Kingsway
London
WC2B 6AH

Proposal:
Approval of condition 2 (Sample panel, steelwork and glazing) of approved application
2014/6748/L
Drawing Nos: Pics 4316, 4317, 4319 and 4320

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

Conditions And Reasons:

Informative(s):

- 1 You are advised that all conditions relating to the above mentioned listed building consent which need details to be submitted, have been approved.



- 2 The approval of details application is a response to a condition in 2014/6748/L, namely:

Samples of materials in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical sample of timber to be used for the doorway.
- b) Sample of proposed steelwork within the doorway and canopy to show colouration and detailing.
- c) Sample of proposed glazing.

The applicant has displayed a door segment, doorway canopy and glass sample to comply with conditions 2a, b and c of 2014/6748/L.

The glass is clear and thick. The door sample is of high-quality timber. The canopy is of black-painted metal and glass and is designed to blend in with the overall aesthetic of the host building while being differentiated, to indicate their non-original status. The glass can be removed for cleaning, while the whole is drained by a flat, slimline pipe mounted flush in the reveal to one side of the doorway.

There will be no loss of or harmful impact upon historic fabric. The proposal is therefore considered to preserve the special architectural and historic interest of the listed building.

A site notice and press notice were posted, but no responses were received.

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 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