

Ms Fawzia Muradali-Kane
KMK Architects Ltd
85 Lambeth Walk
London
SE11 6DX

Application Ref: **2015/0505/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

5 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Leigh Street
London
WC1H 9EW

Proposal:

Installation of 2 rooflights & replacement of existing windows with timber sash windows on rear elevation, along with internal alterations to 3rd floor and loft levels.

Drawing Nos: Design, conservation and heritage statement, Structural inspection report for planning, existing 14.07 E00, 14.07 E01, 14.07 E02, 14.07 E03, 14.07 E04, 14.07 E06, proposed 14.07 P01B, 14.07 P2(1)B, 14.07 P2(2)B, 14.07 P03B, 14.07 P04A, 14.07 P06B

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 Detailed drawings, or samples of materials as appropriate, 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) Plan, elevation and section drawings of proposed sash windows and roof lights at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 proposes to carry out internal alterations to a grade-II-listed top-floor flat. A subdivided rear space (kitchen/bathroom) will be reunified while a small bathroom will be inserted in the front room, accessed via an existing hole in the spine wall. A concertina loft ladder will be replaced by a secondary stair, hidden in a cupboard, which will access a storage area in the roof. In the attic, the timbers will be doubled up with timber and slung from two steel girders, which will conserve the original roof timbers. The finishes will be lath and lime plaster. Externally, two casement windows will be replaced with single-glazed timber sashes, a more historically appropriate form of window, which is to the benefit of the listed building. Two modest heritage roof lights are proposed to the rear roof slope, an appropriate intervention, given local prevalence and lack of visibility.

A front dormer has been removed from the proposal and the two roof lights have

been reduced in size.

The proposal is 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 proposed development is in general accordance with policies CS5 and CS14 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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



Ed Watson
Director of Culture & Environment