

Mr. Brian O'Reilly  
Brian O'Reilly Architects  
31 Oval Road  
London  
NW1 7EA

Application Ref: **2015/1397/L**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

16 June 2015

Dear Sir

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**116 Drummond Street**  
**London**  
**NW1 2HN**

Proposal:  
Erection of a single storey rear infill extension at lower ground floor level.  
Drawing Nos: 396-100-E, 396-101-E, 396-200-E, 396-101-P, 396-102-P, 396-103-P, 396-200-P, 396-300-P, 396-301-P

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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.

#### Informatives:

- 1 Reasons for granting permission.

The proposal consists of single storey infill extension at lower ground level to provide additional bathroom and storage. On the ground floor level the courtyard garden would be reinstated. Opaque structural glass would be installed on top of the infill extension. Existing York stones would be retained. The front and rear elevations from the street would remain the same as existing. The proposed extension is lightweight in its design and the structural glass would retain the visual connection between lower ground floor and ground floor levels. It is considered that the proposed extension would be a subordinate feature to the host building and sympathetic to the historic fabrics of the listed building. The infill extension would not be visible from the public realm therefore there would be no visual impact to the host building. The scale, position and design of the infill extension are acceptable and in general compliance with the advice in CPG1.

The planning history of the site has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment