

Mrs Charlotte Gore  
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Victoria House  
37 Southampton Row  
London  
WC1B 4EA

Application Ref: **2015/3668/L**  
Please ask for: **Victoria Pound**  
Telephone: 020 7974 **2659**

7 July 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Sovereign House**  
**212 Shaftesbury Avenue**  
**London**  
**WC2H 8HQ**

Proposal:  
Internal alterations at 3rd floor level including the installation of partitioning and ceiling rafts.  
Drawing Nos: Site location plan; 29006(20)003\_EXISTING; 29006(20)003\_PROPOSED;  
29006(35)100; existing photographs; heritage statement.

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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The proposed works are at 3rd floor level. The building has been altered internally in the past but generally retains its cellular plan form. It is proposed to install demountable partitioning within two of the rooms in order to provide smaller cellular spaces. Although some of the partitioning is proposed to be adjacent to a chimneybreast, there is no fireplace or other decorative fabric within either of the affected rooms, and the majority of the partitioning is glazed, so the character of the rooms will not be unduly compromised in this case. Suspended ceiling rafts will be installed in order to regularise the proportions of the new spaces; these are reversible and are kept away from the ceiling edges, so again the original form of the room will be appreciable. The visual impact from the building's exterior will be limited at this floor level.

The proposal is considered to be acceptable in listed building terms as no significant or historic fabric will be lost or detrimentally affected, the impact is limited to two rooms, and therefore the wider character and special interest of the building will be preserved.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

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 March 2015, consolidated with alterations since 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 flourish at the end.

Ed Watson  
Director of Culture & Environment