

Mr Nathan Lowenstein
33 Derby Lodge
Britannia Street
London
WC1X 9BP

Application Ref: **2015/2521/L**
Please ask for: **Hannah Walker**
Telephone: 020 7974 **5786**

17 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Derby Lodge
Britannia Street
London
WC1X 9BP

Proposal:

Internal alterations to existing partitions including removal of walls, creation of new openings and installation of a new door

Drawing Nos: Site location plan; document entitled "Existing and proposed walls";
Structural report April 2015; Design, Access and Heritage Statement; CGI internal views.

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 The proposals are for the removal of a wall between the existing kitchen and living area of this flat. The building was constructed by the Improved Industrial Dwellings Company as flatted philanthropic accommodation. Listed Building Consent was granted at flat 36 in 2013 for identical works. That report indicated that the flats in this part of the building were originally laid out as 1 bedroom units that were not popular with tenants. Two of these units were merged to create larger flats, with a corridor and partitioning inserted so as to create a lobby to access what is now the kitchen and living area. This fabric dates from the last quarter of the 20th century. Given the fundamentally altered layout of the original flat arrangement, the later added partitions and the absence of architectural features, the proposals are considered acceptable. A sufficient amount of the cellular plan form of the flat is preserved, whilst allowing the further evolution of the accommodation to reflect modern living standards.

The proposed works will preserve the special architectural and historic interest of the listed building.

As the works are internal to a Grade II listed building, no publicity was required. 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 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 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', written in a cursive style.

Ed Watson
Director of Culture & Environment