

Mr Max Krag  
1 Chapel Row  
Herstmonceux  
Hailsham  
East Sussex  
BN27 1RB

Application Ref: **2015/3150/L**  
Please ask for: **Hannah Walker**  
Telephone: 020 7974 **5786**

11 June 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat 6**  
**17 Shelton Street**  
**London**  
**WC2H 9JN**

Proposal:

Installation of replacement mezzanine, creation of new partition walls, upgrading of kitchen and bathroom, stabilisation of internal brickwork and associated refurbishment

Drawing Nos: Site location plan; Helifix brickwork repairs specification sheets x2; Structural report on brickwork condition; Proposed bathroom plan and elevations Rev 3; 140224 - R.07-elevations-Rev 7; 140224-GA-Elevations-Rev 4; 140224-GA/RCP-Rev 4.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reason for granting

The proposed works relate to the upper floor of the property. This had been opened up into the roof space and a mezzanine floor added, presumably as part of the Terry Farrell Ching Court works in the late 1970s/early 1980s.

This application is for the replacement of the mezzanine structure in the same position and the insertion of partitioning beneath this to create bedroom spaces. The spatial quality of this part of the listed building has already been fundamentally altered and the volume is significantly different from what one would expect on the top floor of a building of this age and character. There are no original features within the flat and much of the structural fabric has clearly been replaced.

A substantial proportion of the party wall with no.19 has been replaced with Fletton bricks and the remaining historic brickwork is bowing and significantly decayed. The proposed works include the introduction of Helifix bars and stitching which is considered fully acceptable and will conserve the surviving historic fabric.

The other works to the flat are general upgrading and refurbishment and will have no impact on the character of the listed building. Given the nature of the conversion during the last quarter of the 20th century, the proposals are considered to preserve the special interest of the listed building.

As the works are all internal to this Grade II listed building no consultation 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