

Mr. Joe Wright
Joe Wright Architects Ltd
14 Manchester Road
London
N15 6HP

Application Ref: **2015/1941/L**
Please ask for: **Eleanor Lakew**
Telephone: 020 7974 **5641**

6 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 Conway Street
London
W1T 6BW

Proposal:
Refurbishment of ground floor flat including reconfiguration of internal partitions
Drawing Nos: Location Plan (as included in Site and Other Plans)
150--01-PL-000 Site Plan
150--01 Design Access and Heritage Statement 150331
150--01-PL Existing Plans 150401
150--01-PL Proposed Plans Part 1 150401
150--01-PL Proposed Plans Part 2 150401

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, including jambs, heads and cills of all new door openings, including details of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Lighting layout plans at a scale of 1:100

c) Manufacturer's details of new lighting, electrical fixtures and fittings and timber floor coverings to be submitted.

d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of any new pipework with the structure of the building.

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 Reasons for granting listed building consent.

The proposed refurbishment of this flatted property includes some alterations to the morphology and circulation of the plan form. Subject to the conditions applied being met and using 'Option C' as described in the Design, Access and Heritage Statement for the proposed acoustic insulation and floor treatments, the works are considered to be appropriate. The proposal is suitably sensitive to both the character and fabric of the property and allows for legibility to be built into the process of change-making whilst allowing for the updating of the internal spaces. Therefore the proposal would preserve the special architectural and historic interest of the building.

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 Planning (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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14,17 and 126 -141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 You are advised that the insertion of recessed downlighters into the front facing principal room is unlikely to be acceptable.

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

