

Architecture for London  
82-84 Clerkenwell Road  
London  
EC1M 5RF

Application Ref: **2015/1166/L**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

9 July 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**23 Conway Street**  
**London**  
**W1T 6BW**

**DECISION**

Proposal: Alterations to windows and doors and erection of rear extension and internal alterations to ground/lower ground floors

Drawing Nos: 101, 102, 103 Rev B, 104 Rev B, 105 Rev B, 106 Rev B, 107 Rev B, 108 Rev B, 109 Rev B, 110 Rev B, 111 Rev B, 112 Rev B, 113 Rev B, 114 Rev B, 115 Rev B, 116 Rev B, 117 Rev B.

The Council has considered your application and decided to grant 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 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.

- 3 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) Details including sections at 1:10 of all windows and doors (including jambs, head and cill, glazing panels), ventilation grills and external doors
- b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of all internal partitions at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting listed building consent.

The windows to the front and rear elevation are to be refurbished with new ironmongery fitted and external rear doors to be refurbished to the appropriate original Georgian timber style. The alterations to the internal and external doors and partitions, staircases and windows, in addition to external alterations and structural works proposed are considered to be in keeping with the host property and to enhance the character of the listed building and its setting in the Fitzroy Square Conservation Area. Following Officer advice the proposals have been revised changing the details of the internal partitions at basement level. These are now considered acceptable and would not cause any significant harm to the plan form of the building. The rebuilding of the rear extension and enlargement of the L-shaped extension is considered acceptable in terms of its design, scale and character. It is considered that the reduced lightwell would not harm the setting of the listed building. The L-shape of the extension is to be retained and its external

appearance enhanced with sympathetic fenestration. Overall, the proposal is suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building.

A site notice was displayed between 13/03/2015 to 03/04/2015 and the application was advertised in the local newspaper between 19/03/2015 to 09/04/2015. No objections have been raised on the Listed Building Consent application. The site history has been duly taken into account prior to making a 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 policies 7.4, 7.6 and 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

Director of Culture & Environment

**DECISION**