

Mr. Paul McAneary  
Paul McAneary Architects Ltd  
6 Flitcroft Street  
London  
WC2H 8DJ

Application Ref: **2015/2291/L**  
Please ask for: **Michelle O'Doherty**  
Telephone: 020 7974 **5668**

6 August 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat 2**  
**9-11 Whitehall**  
**Bloomsbury Square**  
**London**  
**WC1A 2LP**

#### **Proposal:**

Erection of larger conservatory to replace existing at rear lower ground level with associated internal alterations.

Drawing Nos: Site Location Plan, Existing Site Plan, Ex 01, EX 02, EX 03, EX 04, EX 05, EX 06, EX 07, GA 01, GA 02, GA 03, GA 04, GA 05, GA 06, GA 07, GA 08

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 Reason for Granting Listed Building Consent:

The proposal is to construct a rear conservatory to replace the existing. The current proposal supersedes the initial one that was not acceptable in listed building terms because it would have extended across much of the rear elevation, also removing a considerable expanse of the rear spine wall. The proposal now addresses these two issues with a modified footprint and greater retention of the rear elevation at lower ground floor. These issues and a modified design for roof lights results in a subordinate extension that ensures the listed building's special interest is retained and without harm to its significance.

Public consultation was undertaken by placement of a press and site notice, whereby no responses were received.

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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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, 56-66 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.

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