

Mr Matt Hartley
Buchanan Hartley Architects Limited
13 Grosvenor Gardens
London
SW1W 0BD

Application Ref: **2015/4603/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

14 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
248 Gray's Inn Road
WC1X 8JR

Proposal:
Erection of single storey shed in rear yard for use ancillary to upper floor flat.
Drawing Nos: L(-)001; L(-)002 C; L(-)003 C; L(-)010 D; L(-)012; L(EX)002; L(EX)010;
L(EX)011; L(EX)012.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.



- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: L(-)001; L(-)002 C; L(-)003 C; L(-)010 D; L(-)012; L(EX)002; L(EX)010; L(EX)011; L(EX)012.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The proposed single storey timber shed would be located in the rear garden along the north east elevation.

My virtue of its location the development would not obscure any significant architectural features or otherwise visually harm the grade II listed building.

The choice of material is considered to be the most appropriate complement to the existing historic fabric.

The proposed works are considered relatively minor in nature and would not adversely impact on the setting of the listed building or the character or appearance of the CA. Overall, the external alterations to the listed building would not cause a material level of harm to its significance and are acceptable.

The site's planning history and relevant appeals have been taken into account when coming to this decision. One representation was received as a result of consultation and taken into consideration.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 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 2015; and paragraphs 14, 17, and 56 -66 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