

Mr Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Application Ref: **2015/1883/L**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

25 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48 Delancey Street London NW1 7RY

Proposal:

Changes to roof design involving the change from lead clad roof to glazed roof on approved conservatory extension with associated external alterations.

Drawing Nos: Site location plan, DEL-PL-GA-02A, DEL-PL-GA-03A, DEL-PL-GA-05A, DEL-PL-GA-06A, DEL-PL-GA-09A, Design and access statement and Heritage statement by Davies Architecture dated 14/11/2014

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

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, DEL-PL-GA-02A, DEL-PL-GA-03A, DEL-PL-GA-05A, DEL-PL-GA-06A, DEL-PL-GA-09A, Design and access statement and Heritage statement by Davies Architecture dated 14/11/2014

Reason:

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

Informative(s):

- 1 Reasons for granting listed building consent.

This proposal relates to works granted approval under planning permission 2014/7172/P dated 9th February 2015. This application proposes amendments to the approved scheme involving the change to roof from lead clad to glazing and associated works to doors and stairs on approved conservatory extension. It is not considered that the glass type is detrimental to the significance of the listed building since the conservatory would be a separate and distinct element that would be legible as a later addition and would not therefore have any impact on the character or fabric of the listed building. The associated works to doors and stairs are also considered acceptable.

The proposal is considered acceptable by the Council's Historic Buildings and Conservation Officer and it would not result in the loss of original or otherwise historical fabric and will not affect the integrity of the building. It is thus considered to be sympathetic to the special architectural and historic interest of the listed building.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No objections were received as a result of consultation.

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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment