

Mr Chee-Kit Lai
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23-27 Arcola Street
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E8 2DJ

Application Ref: **2015/2419/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

17 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
177 King's Cross Road
London
WC1X 9BZ

Proposal:
Internal and external alterations and extensions including raising the height of the eaves on rear elevation at second floor level (following removal of existing mansard) and erection of mansard roof together with new internal staircase all in association with the existing residential dwelling (C3 use).

Drawing Nos: Site location plan; 002; 003; 004; 100 rev B; 200 rev B; 300 rev B; 400.

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 Reasons for granting listed building consent.

The form, materials and detailed design of the proposed mansard roof extension and dormer windows are considered to be appropriate to the age, style and scale of the host building. The characteristic rear chimneystack will be retained, and the minor internal alterations will not involve the loss of any significant fabric. The proposal is therefore considered to preserve the building's special architectural and historic interest.

The site's planning history was taken into account when coming to this decision. Historic England has authorised the Council to determine the listed building application in accordance with its own local policy guidance.

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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment