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Application Ref: **2015/3375/L**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

14 September 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**18-24 Swinton Street**  
**London**  
**WC1X 9NX**

Proposal:

Erection of single storey outbuilding within rear garden to increase existing hotel accommodation including re-configuration of rear external metal staircase (Class use C1).  
Drawing Nos: Site location plan, As existing: [Prefix: 0825-00-] 001 A, 002 A, 003, 004, 005, 006, As Proposed: [Prefix: 0825-10-] 100 B, 101 B, 201 A, 203 A, 204 A.

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 external and internal works and finishes and works of making good to the



retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 proposed outbuilding is subordinate in scale and location to the host building and an appropriate design by virtue of its size and position in the context of the rear garden. The outbuilding is 9 metres wide x 4.2 metres deep and is 3.5 metres high at its rear elevation facing the playground. Its roof has been recessed in height in order to reduce its impact from the street / playground elevation, includes a green roof and is set 5 metres away from the main listed hotel building. The outbuilding is set within the north-west corner of the rear garden. Its size allows for the retention of a reasonable rear garden area and ensures that it does not dominate the host building by its bulk and appearance.

Whilst the development will have some impact in terms of additional development in a rear garden which would otherwise remain open; the development has been reduced in size and set in its location such as to minimise its impact on the setting of the listed building . The removal of the north-most metal staircase and re-configuration of the middle metal staircase is acceptable.

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 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. 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.

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