

Mr Amos Sivan Bires  
ASB Architects  
215 Somatra House  
West End Lane  
London

Application Ref: **2015/5532/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

3 December 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**36 Steele's Road**  
**London**  
**NW3 4RG**

Proposal:  
Internal refurbishment and alterations to 2 bathrooms, 1 shower room and 1 WC on 1F and 2F  
Drawing Nos: Site Location Plan;  
04 rev A, 05 rev A, 07 rev B, 08 rev C;  
Heritage Design Statement

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 The proposed reorganisation of bathroom and WC facilities is appropriate in design to the listed building, being confined largely to the replacement of late twentieth-century fittings with good quality finishes, permitting also the restoration of some compromised architectural details, such as the window frame in the second-floor WC, which is cut-into by the existing shower. The two bathrooms and two WCs affected are low-status and somewhat altered areas of the listed building. The proposals would minimise impact on the original fabric of the house by installing new servicing within the existing volumes. The alterations will modernise facilities and address longstanding faults in a way which will permit the building to continue to function, without subdivision, as a residence for visiting university students.

The development will remove some non-original joinery which at present forms an airing cupboard and a small length of non-original wall from the first-floor bathroom. However neither of these impacts is considered to cause harm to the special interest of the listed building, neither affecting historic fabric and finishes, nor obscuring plan-forms of historic interest.

No consultations were necessary as the proposals only affect the interior of a grade-II listed building. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with

policies 7.8 of the London Plan 2011; and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 2nd Floor, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).

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