

Mr Andrew Hai  
108 Streatfield Road  
Harrow  
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London  
HA3 9BT

Application Ref: **2015/6109/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

21 January 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat 55**  
**Radcliffe House**  
**Portpool Lane**  
**London**  
**EC1N 7TY**

Proposal:

Installation of internal partition wall to divide existing room into two separate rooms .

Drawing Nos: Design, access and heritage statement (drawings are superseded), existing and proposed DEC21 copy (correct drawings)

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 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 site is a grade-II-listed housing block of the early 20th century. The applicant proposes to subdivide the living room to convert it into two bedrooms. An initial proposal to land the dividing wall on the chimney breast has been modified at officer request so that the chimney breast remains visible in its entirety, and the proposal is now considered acceptable.

Being internal works, no consultations were carried out. The site's planning history has been taken into account in making this decision.

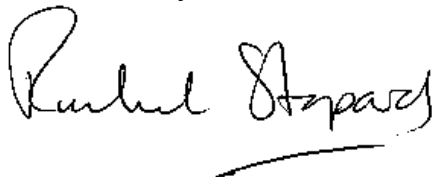
Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies 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 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



Rachel Stopard  
Director of Culture & Environment

