

Julian Sutton
Signet Planning
56 Queen Anne Street
London
W1G 8LA

Application Ref: **2015/6802/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

26 January 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
47 Marchmont Street
London
WC1N 1AP

Proposal:

Change of use of part lower ground floor from B1 to A3 to provide additional storage to ground floor restaurant; replacement of rear lower ground floor extension; rear ground floor extension (including two new windows); installation of new door at lower ground floor; external rear staircase and new rear door at ground floor; new front staircase, door and window, new french doors at first floor level and installation of balustrade to create first floor terrace, new timber fence and other associated works.

Drawing Nos: Site Location Plan; 15-01-01; 15-01-02; 15-01-03; 15-11-01; 15-11-02; 15-11-03

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 proposed replacement metal staircase into the lower ground lightwell is considered to be appropriately detailed, scaled and positioned. There will be no loss of historic fabric involved in this aspect of the proposal.

It is proposed to slightly extend the depth of a non-original rear extension at upper ground level. This is proportioned between two closet windows and will not project beyond the depth of these. The additional depth, and the detail and material of this aspect is not considered to cause harm to the building's appearance, character or special interest. The proposed window detail at upper ground floor level and roof terrace at first floor level is considered acceptable.

At lower ground level, the replacement of the existing poor quality timber and polycarbonate structure with something more appropriate is welcomed. The form, depth and simple detail of a simple metal-framed glass conservatory-type addition in this position is considered to preserve the building's special interest, and enhance the conservation area through improved materials.

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 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.

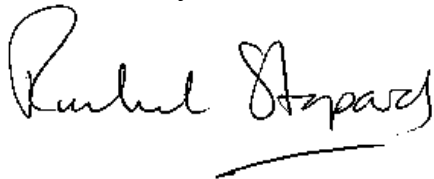
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that the structure hereby approved should be constructed in such a manner that it will not be susceptible to future damage by protected trees. The Council is unlikely to consider favourably any application to prune or fell protected trees because of their impact on the structure hereby approved. You are further advised that the Department for Communities and Local Government the Regions guidance "Tree Preservation Orders - A Guide to the Law and Good Practice" states that no compensation is payable to a person for loss or damage which was (i) reasonably foreseeable by that person, and (ii) attributable to that person's failure to take reasonable steps to avert the loss or damage or mitigate its extent
- 3 You are advised that planning permission will be required for these proposed works.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment