

Mrs Heather Sheridan
MG Architects
2 Northfields Prospect
Northfields
London
SW18 1PE

Application Ref: **2015/6787/L**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

5 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Church Row
London
NW3 6UP

Proposal:
Unblock basement window openings, insert single glazed timber sash windows and remove two non-original internal partitions.

Drawing Nos: Heritage Statement, Location Plan (881/00 LOC), 881/01, 881/20 Rev B, 881/21 Rev B, 881/22 Rev C, 881/23 Rev C, 881/24 Rev A & 881/24 Rev 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 The works hereby approved are only those specifically indicated on the drawing(s) Heritage Statement, Location Plan (881/00 LOC), 881/01, 881/20 Rev B, 881/21 Rev B, 881/22 Rev C, 881/23 Rev C, 881/24 Rev A & 881/24 Rev A. .

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 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.

- 4 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.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

c) Samples and manufacturer's details of new facing materials for the windows.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 A method statement, including details of removal/dismantling of the bricked windows and internal partition walls shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 permission

The proposed alterations to the grade II* listed building are considered to be acceptable, meeting Development Plan Document policy DP25 and guidance in section 12 of the NPPF. The proposed re-opening of the blocked windows at basement level and removal of two unoriginal internal partition walls would not harm the special character and interest of the building but revert back to the original historic appearance of the grade II* Listed building. The insertion of timber sash windows matches the fenestration in the host property and is considered to enhance the character and historic features. The replacement windows would have single glazed glass and painted timber. The proposed windows are considered to meet guidance in CPG1 and both preserve and enhance the conservation area and listed building in accordance with Policy DP25.

The removal of two non-original walls does not harm the historic floor plan maintaining the historic layout of the building. The justification for the re-opening of the windows and the removal of the internal walls would create a greater quality of space and return the layout and character of the basement back to the original character and layout.

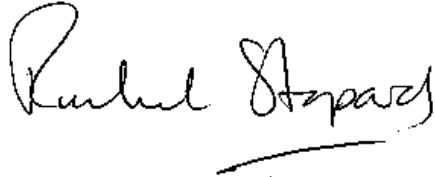
Special regard has been attached to the desirability of preserving the building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS5 and 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 2015; and paragraphs 14, 17, 56-66 and 125-141 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment