

Ms lisa hall  
Agrarian Ltd  
Walgaston Farm,  
Mobley,  
Berkeley,  
Gloucestershire GL13 9EN.

Application Ref: **2015/5431/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:  
**Laney House**  
**Portpool Lane**  
**London**  
**EC1N 7UL**

Proposal:

Internal alterations to convert former drying room into bathroom, and install new kitchen  
Drawing Nos: Design and access statement, AG11580/250A existing and proposed elevation, AG11580/100A existing floor plan, AG11580/200C proposed floor plan

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 an early 20th-century block of social housing, part of a large estate, listed grade II.

The applicant wishes to convert a former communal drying room, accessed from the balcony, into a bathroom. By so doing, he is able to convert his existing bathroom into a kitchen and so create an additional room. He also wishes to carry out minor partition changes.

A previous proposal to demolish more partitions was amended at officer request and it is now considered that the proposal does not harm the special interest of the listed building.

No consultation has occurred because the works are internal. The site's planning history has been taken into account in making this decision.

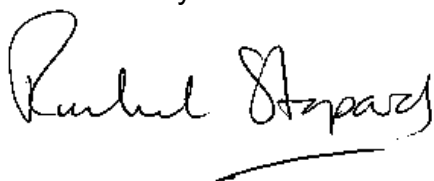
Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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