

Ms Catherine White  
Catherine White Interiors  
Studio C109  
89a Shacklewell Lane  
London  
E8 2EB

Application Ref: **2016/0087/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

7 March 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Derby Lodge**  
**23 Britannia Street**  
**London**  
**WC1X 9BP**

Proposal:  
Internal alterations to create additional bedroom  
Drawing Nos: CW1-16-02, CW1-16-04A, CW1-16-03A, CW1-16-06-B, CW1-16-06B and  
CW1-16-01

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 site is flat within a block of 19th-century philanthropic homes. In the past, two one-bedroom flats have been combined to form one larger flat, currently configured as a one-bed with a large bathroom and large kitchen. By moving the installations, the applicant intends to convert the existing kitchen into a second bedroom. This will entail the creation of a new bathroom door between the two flats, which will take the form of a jib door to maintain the original floorplan. A non-original aperture will be blocked. The kitchen equipment will be moved but will use the same connections and will have a recirculating extractor to obviate the need for new external outlets.

Being internal works to a grade-II-listed building, there has been no consultation. The site's planning history has been taken into consideration.

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.

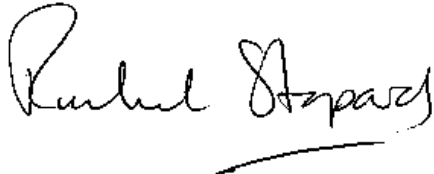
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment