

Mr. Stephen Martin
PRP Architects LLP
10 Lindsey Street
London
EC1A 9HP

Application Ref: **2016/1016/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

9 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
65 Warren Street
London
W1T 5NZ

Proposal:
Relocation of door in basement and creation of partition
Drawing Nos: Heritage impact assessment, existing and proposed floor plans (basement)
AA3903C 2001 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 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 a grade-II-listed town house of the late 18th century that makes a positive contribution to the Fitzroy Square Conservation Area.

Towards the rear of the basement, a series of lavatory cubicles have been inserted, along with a kitchen. The applicant wishes to insert an additional partition to create a cupboard and to knock a wall through the side-to-side wall to connect the front and rear spaces.

The basement is a secondary space and has been extensively altered, with lateral connections to the houses on both sides and the removal of its staircase. While the movement of the door from one side of the house to the other will disrupt its original relationship with the original stair, this can be reinstated should the house come back into use as a single dwelling. The alteration will enable the site's continued use as a youth club, meaning that there is a public benefit in the proposal. Little historic material will be lost and the harm is therefore very slight.

As the works are internal only to a grade II listed building, it is not necessary to advertise the application in the press or by means of a site notice. 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-

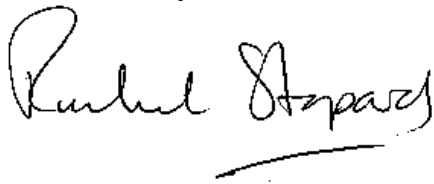
141 of the National Planning Policy Framework.

- 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