

Mr Paul O'Neill
Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ
United Kingdom

Application Ref: **2015/5758/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

14 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**5 Regent Square
London
WC1H 8HZ**

Proposal:

Internal and external alterations to include the erection of a single storey rear extension, reinstating of access stair and addition of bike and refuse store within front lightwell, alterations to existing fenestration, internal doors and partition walls, addition of kitchen and bathroom/WC facilities, addition of cycle store at first floor level, removal of boiler room within rear courtyard and chimney stack affixed to rear elevation from ground to top floor level, repairs to and make good of existing windows, relocation of electric meters all in connection with the conversion of residential unit into 2 x residential units from lower ground floor to first floor level.

Drawing Nos: Cover Letter (dated 09/09/2015); Lifetime Home Statement; Window Repairs & Refurbishment Statement; Planning Statement (RevB dated 26/01/2016); Design and Access/Heritage Statement (RevB dated 26/01/2016); [3337/] 1B; 2; 3N; 4H; 7D; 8; 9.

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 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.

- 4 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 infill extension would add 1.6m of depth with a width of 2.1m. The proposed infill is considered modest and suitable in its context and the proposal would not result in harm to the Grade II listed building.

The proposal includes internal alterations that would remove a limited amount of historical fabric by creating some openings but would not alter the original layout of the rooms. The relocation of existing openings was resisted and the historical features and layout was therefore retained and preserved.

Due to the current poor state of the property from basement to first floor level, refurbishment works will be carried out such as the repairs to all the windows and making good any internal defect.

The proposal will bring the lower part of the property to a higher standard reflecting, and in line, with its listing status and will preserve and enhance the appearance and character of the host building.

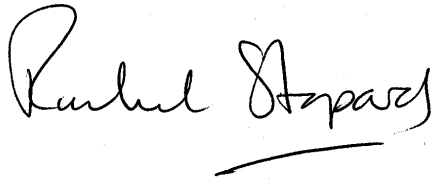
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment