

Mr. Tim Greatrex
Tim Greatrex Architect
Third Floor
22-27 The Oval
London
E2 9DT

Application Ref: **2016/0237/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

17 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
38 Museum Street
London
WC1A 1LP

Proposal:
Internal alterations and installation of glazed canopy over rear courtyard to create conservatory.

Drawing Nos: E001; E009 (Rev B); E010; E011; E030; E031; E040 (Rev A); E041; 009 (Rev C); 010 (Rev B); 011 (Rev C); 030; 031 (Rev B); 040 (Rev B); 041 (Rev A); 055 (Rev A); 056 (Rev B); 057 (Rev B); 058

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 Reasons for granting listed building consent.

The applicant wishes to convert the premises from a retail unit to a coffee shop. No alterations are proposed to the ground floor, other than the installation of a partially glazed exterior door found on the premises and similar to one next door, which replaces a non-original solid door. It is also proposed to roof over the rear yard with glass. This will be accessed via the existing doorway and doors. It was considered important that the exterior continue to be read as an exterior space. The applicant subsequently submitted design for a simplified glass canopy resting on a steel angle and flashed into the brickwork and sloping in three directions. The same wall finish is to be used above and below the glazing. Existing drainpipes will descend through a narrow metal panel at the edge of the glazing. The exterior ground is to be tiled, to ensure a contrast with the interior treatment and emphasize the externality of the space. A late proposal to insert an inner stained-glass ceiling was rejected and has been removed from the proposal.

A food prep area is proposed for the basement, which will require an extract vent to be cut through the wall under the stairs, across the hall and up through the ceiling at the rear. This work is not thought to harm the special interest of the building. To the rear, a partition is proposed, to contain a staff lavatory and washbasin. Following revision, no alterations are proposed to the front area or vaults. A stove is proposed in the front room, while a surviving mantelpiece and fireplace will be left in situ in the rear room. If existing timber flooring survives, it is to be repaired; if not, it will be reinstated. All existing woodwork will be retained.

It is considered that the proposal does not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice,

whereby there were no consultation responses. 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

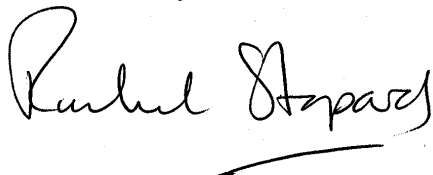
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

