

Miss Katie Knowles
Lipton Plant Architects
Seatem House
39 Moreland Street
London
EC1V 8BB

Application Ref: **2014/4687/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

22 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Cleveland Street
London
W1T 4HX

Proposal:

Excavation to vaults at lower ground floor level to provide dressing room and storage and minor internal alterations to the building.

Drawing Nos: Site location plan; 001; 002; 003; 004; 005; 006 and 007; Auction particulars; Letter from Estate agent Bernard Marcus dated 29/11/2013; Email from Peter Morris NHS dated Dec 2013; Daylight Assessment by Twelve16 Design dated Dec 2013; Planning & Heritage impact Statement by Bell cornwell dated Dec 2013 and Lifetime Homes statement by Lipton Plant Architects dated dec 2013.

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 external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed annotated drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plans, sections and elevations at 1:10 of all new external joinery including sash windows, new doors and changes to the shopfront.

b) Details including plans, sections and elevations at 1:20 of the new elements to be introduced to the main staircase through the building, including balustrade detailing showing materials and finishes.

c) Details including plans, sections and elevations at 1:10 of all new door types to be introduced to the interior of the building.

d) Details of a method statement of the repairs/reinstatement to all existing fireplaces and surrounds to be retained in situ.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring

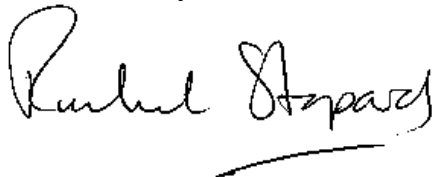
buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 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.
- 4 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).

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