

Mrs Nichola Burley
Heritage Vision Ltd
The Studio
Kephalo
Clapps Lane
Beer
Seaton
Devon
EX12 3HG

Application Ref: **2016/0557/L**

Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

31 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**2 Moreton House
Holly Walk
London
NW3 6RA**

Proposal:

Replacement treads, risers and balustrade to modern stair between basement and ground floor living room.

Drawing Nos: 2MH 1.0; 2MH 1.1; 2MH1.2; 2MH 1.5; 2MH1.6; Heritage Appraisal, Design Statement & Impact Assessment

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 Reason for granting listed building consent:

The site is a flat conversion within the grade II listed Moreton House, which dates from c.1896 and was built to the design of Thomas Garner for the antiquary and art collector FE Sidney in the Cotswold vernacular Jacobean style.

The proposal involves internal alterations. The works consist of the replacement of treads, risers and balustrade to a modern stair located between basement and the ground floor living room. The proposed loss of fabric relating to the modern stair, inserted when the building was converted into flats in the mid-late 20th-century, would not harm the building's special interest. The proposed glass balustrade has a discreet appearance within the dining room, and is not considered to cause harm to its overall character. It is not considered that any harm will be caused to the special interest of the grade II listed building.

No public consultation was necessary for this application. The site's planning history was taken into account when coming to this decision.

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.

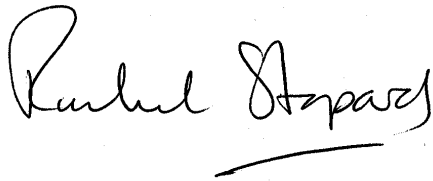
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 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