

Mr Aaron Thompson
Marek Wojciechowski Architects
66-68 Maragret Street
London
W1W 8SR

Application Ref: **2015/7045/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

31 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Warwick Court
London
WC1R 5DJ

Proposal:

Various works including refurbishment of render, brickwork and windows, installation of secondary glazing, replacement dormer windows, excavation of front lightwell and installation of longer staircase, reinstatement of rear façade of building and demolition and replacement of rear extension, in connection with a change of use from office (Class B1a) to residential (Class C3)

Drawing Nos: P_00 Rev. A; P_01 Rev. A; P_02 Rev. A; P_03 Rev. A; P_04 Rev. A; P_05 Rev. A; P_06 Rev. A; P_07 Rev. A; P_08 Rev. A; P_09 Rev. A; P_11 Rev. A; P_14 Rev. A; P_15 Rev. A; P_16 Rev. A; P_17 Rev. A; P_12 Rev. A; D_07 Rev. A; D_08 Rev. A; D_11 Rev. A; D_15 Rev. 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 The development hereby permitted shall be carried out in accordance with the following approved plan: P_00 Rev. A; P_01 Rev. A; P_02 Rev. A; P_03 Rev. A; P_04 Rev. A; P_05 Rev. A; P_06 Rev. A; P_07 Rev. A; P_08 Rev. A; P_09 Rev. A; P_11 Rev. A; P_14 Rev. A; P_15 Rev. A; P_16 Rev. A; P_17 Rev. A; P_12 Rev. A; D_07 Rev. A; D_08 Rev. A; D_11 Rev. A; D_15 Rev. A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Detailed drawings, or samples of materials as appropriate, 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- b) Elevation and section drawings at 1:10 of all doors;
- c) Elevation and section drawings at 1:10 of all new windows;
- d) Elevation and section drawings at 1:10 of all new fireplaces;
- e) Drawings at 1:1 of all new mouldings

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 special architectural or 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 All new external and internal works and finishes and works of making good shall match the existing work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the approved drawings hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: To safeguard the special architectural or 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.

- 5 All existing historic features (for example, the wood panelling and ceiling mould etc.) shall be retained in situ except where indicated otherwise on the approved drawings hereby approved, or if approved as part of the discharge of another

condition

Reason: To safeguard the special architectural or 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

- 6 Details of the treatment of the brickwork on the rear elevation of the building, including a method statement, drawings and an on-site sample section, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the special architectural or 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 change of use of the building back to its original residential use is welcomed. Externally, the proposal would benefit the integrity and special interest of the listed building at the rear, by removing unsympathetic accretions in favour of a glazed extension which steps back from the rear elevation.

Internally, poor quality partitions associated with the former office use would be removed and minimal new partitions introduced. The plan form of the original building would be largely restored.

The only unsympathetic impact will derive from the insertion of partitions and pocket doors in the front rooms above the ground floor to create bathrooms; however, any harm so caused by obscuring the legibility of original volumes and plan form will be reversible and is therefore considered to be acceptable.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were 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.

The proposed development is in general accordance with Policies CS5 and CS14

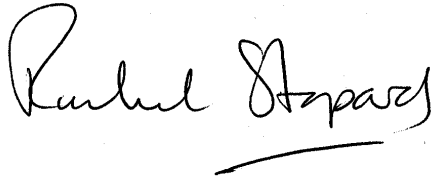
of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policy 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

- 2 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.

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