

Mrs Lynne Fornieles
Febo Designs
1 Foxcombe Cottages
South Harting
Petersfield
Hampshire
GU31 5PL

Application Ref: **2016/1167/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

6 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 1
20 Mecklenburgh Square
London
WC1N 2AD**

Proposal:

Minor internal alterations including; replace glazed doors on extension with a contemporary design, replace window and door to yard in lower ground floor kitchen with contemporary design replacement, change floor covering of yard from limestone to slate and replace timber cladding on recent extension with render and replace glass balustrade to extension with black metal railings.

Drawing Nos: 220_G_001; 1707-001; 1707-002; 1707-003.

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 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.

- 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.

Informative(s):

- 1 The proposal seeks to make internal and external alterations to the grade II* listed building. The internal changes would replace an existing en-suite to the first floor rear room and replace it with two smaller shower and basin cubicles structures which curve either side of the fireplace. The work would result in preservation of the original form and proportions of the room compared with the existing arrangement and as such would comply with section 16 of the Act. The other change internally simply seeks to form a utility room within an existing under pavement vault. The vault has already been utilised as accommodation and there is not considered to be any harm caused to the listed building from the use or the associated minor works.

Externally the works the replace the timber cladding and doors to the new extension do not require listed building consent and have been dealt with via an associated planning permission (refer to 2016/0553/P).

The other external changes involve replacing the modern historic paving in the courtyard and replacing the rear lower ground floor door. The courtyard would be replaced with slate tiles in a herringbone pattern which matches the internal lower ground timber floor pattern. This will continue the floor finish into the Courtyard making the space feel continuous and united and would not result in the loss of historic fabric.

The existing rear door and window is not historic and dates from the late 20th

Century. Its removal would not result in the loss of historic fabric. The opening does appear to be historic as such the removal of the masonry below the window would be result in a small loss of historic fabric. The quantity of brickwork lost does not constitute harm being caused to the special interest. Dropping the cill of the window along with the design of the new door is considered to retain the secondary/utilitarian character of the space and allow the opening to match the façades above. For these reasons the works considered to preserve the special interest of the grade II* listed building.

The site's planning history was taken into account when coming to this decision. One letter of support was received as a result of consultation.

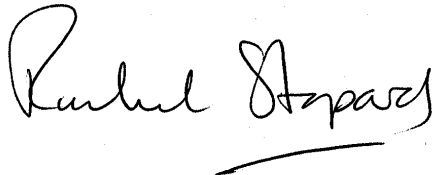
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy 25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 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