

Mr .David Pangbourne
Hale Brown Architects
Unit 3
Phoenix Wharf
Eel Pie Island
Twickenham
London
TW1 3DY

Application Ref: **2016/0566/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

15 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

First Floor
203 Eversholt Street
London
NW1 1BU

Proposal:

Refurbishment of internal first floor office space including addition of new mezzanine floor.
Drawing Nos: 1st floor 203 Eversholt Street 1/2/16 design and access statement, 215PL303P1 exist first floor plan, 215PL305P1 propo first floor plan, 215PL306P1 propo mezzanine, 215PL307P1 propo first floor RCP, 215PL308P1 propo first floor RCP high level, 215PL309P2 propo section AA, 215PL204P2 exist section AA demo, 215PL311P1 rear elevations, 215PL301 site location plan, 215PL310P2 propo section BB

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 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.

Informative(s):

- 1 The proposals relate to the first floor of the building. In addition to being a secondary area of the listed building, the space has been much altered. The works include the construction of a mezzanine floor in the modern rear section of the space, approached by a new stair. New lighting, heating and ventilation are also proposed, along with a raised metal floor and alterations to the lavatories.

The proposals include alterations to windows on the rear of the listed building at third-floor level, which is an entirely modern addition so there are no conservation considerations. A proposal to create an additional full-height sideways opening between the rooms and to enlarge an existing one to full height was modified to remain at existing door height, so as to retain the spatial qualities of the rooms.

The proposed works will not harm the special interest of the grade II listed building.

As internal works, grade II, there has been no publicity. 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, DP25 and DP26 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,

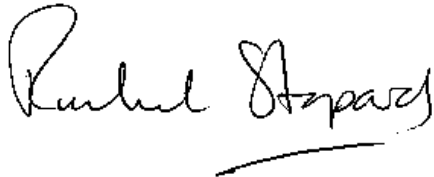
consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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, 2nd Floor, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).
- 3 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