

Mr Tom Simons
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/1547/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

6 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Campbell House West
20-24 Taviton Street
London
WC1H 0BW

Proposal: Landscaping works within the rear gardens (associated with planning permission 2014/3486/P) including demolition of 3 sections of boundary wall.

Drawing Nos: 1410_PL_00_100; BD 0112 DD 001 R12; BD 0112 DD 002 R06; BD 0112 DD 003 R04; BD 0112 DD 004 R01; BD 0112 DD 005 R03; BD 0112 DD 006 R04; BD 0112 DD 101 R05; BD 0112 DD 102 R05; BD 0112 DD 300 R00; BD 0112 DD 302 R02; BD 0112 DD 303 R02; BD 0112 DD 305 R02; BD 0112 DD 307 R04; BD 0112 DD 309 R03; BD 0112 DD 310 R03; BD 0112 DD 311 R02; BD 0112 DD 312 R03; Design & Access Statement dated February 2016; Tree protection plan & arboricultural method statement prepared by tree: fabric dated Jan 2016; 1410_DWG_32_510_T1; Planning Statement and Assessment of Heritage Impact prepared by Deloitte dated 21 March 2016

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 drawings 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.

Informatives:

- 1 Reasons for granting listed building consent.

Details of hard and soft landscaping were previously submitted to discharge Condition 4 of planning permission 2014/3486/P dated 22/08/2014. Whilst the details were found to be acceptable and were discharged 21/03/2016 (planning ref: 2015/2536/P), the hard landscaping included the demolition of 3 sections of curtilage wall at the rear of the Grade II listed 20-24 Taviton Street. These specific works therefore required a separate application for listed building consent. The sections of wall to be removed would be relatively small and their removal is necessary to allow connections to Wates House and to provide access to the previously approved cycle store from Taviton Street. The demolition of the wall is therefore acceptable. All other aspects of the landscaping work have already been agreed by the Council's conservation team.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

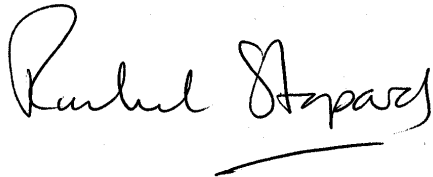
As such, the proposed development is in general accordance with policy CS14 of

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 March 2016 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 the name.

Rachel Stopard
Director of Supporting Communities