

Mr. Martin Dale
MdDesign Associates
15 Swains Close
Tadley
Hampshire
RG26 4NF

Application Ref: **2015/0060/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

27 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
61 Neal Street
London
WC2H 9PJ

Proposal:

Internal and external works in association with erection of single-storey extension at rear ground floor level including removal of rear ground floor wall of the Grade II Listed Building; and relocation of 2 air condition units at first floor level rear.

Drawing Nos: Location plan; 20014/201295/01; 20014/201295/02; 20014/201295/03; Design Access Statement Nov 2014; Heritage Statement; Acoustic Noise Report , Clover acoustic; BS4142, Noise Assessment, Report No:3427-R1.

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 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 Reasons for granting listed building consent.

Although the rear extension would occupy the entire rear yard area, which normally would not be acceptable on grounds of overdevelopment, given the tight urban grain and as the property neighbours similar properties it is considered the proposal would not cause harm to the setting of the listed building or the conservation area. There are a number of single- storey infill-rear extensions at neighbouring buildings and this would not be any higher, or project beyond any of the existing extensions as the rear yard is enclosed by the shared boundaries of the neighbouring buildings. Whilst the development would have some impact in terms the removal of a small area of the rear wall, as it would not be visible from the public realm and as the building does not form part of a uniformed unimpaired terrace this is not considered to be harmful to the host building or the Covent Garden Conservation Area.

The existing 3x air conditioning units would be relocated at the 1st floor level rear above the new extension and is acceptable in this location; not impact negatively on the buildings fabric.

No objections were received prior to making this decision. The 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 or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

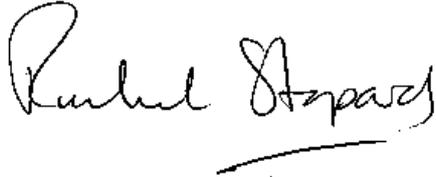
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 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 Supporting Communities