

Ms lisa hall  
Agrarian Ltd  
Walgaston Farm  
Mobley  
Berkeley  
Gloucestershire  
GL13 9EN

Application Ref: **2016/2254/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

21 June 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat 7**  
**Laney House**  
**Portpool Lane**  
**London**  
**EC1N 7UL**

Proposal:  
Removal of an internal cupboard  
Drawing Nos: Design & access statement, AG11580/100B (exist floor plan),  
AG11580/200E (propo floor plan)

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 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 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.

Informative(s):

- 1 Reasons for granting listed building consent:

It is proposed to remove a built-in cupboard, associated partitioning and a door opening within the kitchen of this flat which is situated in the grade II listed Laney House . The current layout is overly complex as the cupboard and partitioning form a lobby within the kitchen. The works will streamline and make better use of the space within the flat. The flat interior is of low significance as it is relatively devoid of historic features and has already undergone alterations to its layout. The proposed works will therefore not harm the special interest of the grade II listed building.

Being internal works to a grade II listed building, there has been no duty to consult on this application. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 2016, 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,

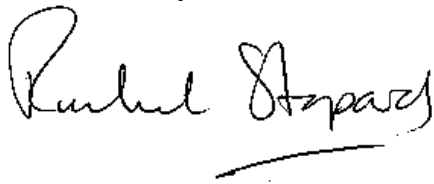
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).

- 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 Supporting Communities