

Mr Caroline McIntosh
Architecture for London
82-84 Clerkenwell Road
Islington
London
EC1M 5RF

Application Ref: **2015/6273/L**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

20 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23 Conway Street
London
W1T 6BW

Proposal:

Re-building the rear extension, installing a box rooflight on the first floor roof terrace and associated timber privacy screen, removing the existing ground floor slab in the rear extension and installing a new ground floor slab at a lower level, alterations to fenestration details, various internal alterations.

Drawing Nos: Design, Access and Heritage Statement, 101, 102, PL-217, PL-203 Revision A, PL-204 Revision A, PL-205 Revision A, PL-206 Revision A, PL-207 Revision A, PL-208 Revision A, PL-209 Revision A, PL-210 Revision A, PL-211 Revision A, PL-212 Revision A, PL-213 Revision A and PL-214 Revision A.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows and doors (including jambs, head and cill, glazing panels), ventilation grills and external doors
 - b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of all internal partitions at a scale of 1:10;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 is an amendment to a previously approved scheme which was considered acceptable. The refurbishment works including the interiors and the proposed external works will not adversely affect the special interest of the listed building.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

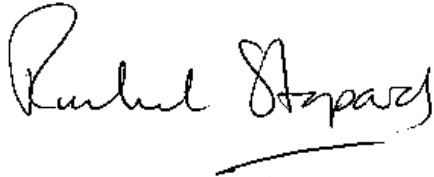
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy 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 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