

Mr Stephen Lacey  
Hill Mitchell Berry  
The Studio  
9 Stratford Road  
London  
W8 6RF

Application Ref: **2016/3078/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

1 July 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**24 Betterton Street**  
**London**  
**WC2H 9BU**

Proposal:

Submission of details of works to the staircase, as required by condition 4 e) of listed building consent ref 2015/0594/L (dated 22/10/2015) for external and internal works including repairs to the external envelop of the building, internal alterations and reinstatement of original features.

Drawing Nos: 1435P431 exist photo and propo finish, 1435P430 exist and propo

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting approval of details (listed building consent):



This application closes a condition whereby the applicant wishes to alter a modified principal staircase in a grade-II\*-listed house, using timber fillets to make the going on the stairs more even.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has authorised the Council to determine the application using its own expertise, and the CAAC has not responded. 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

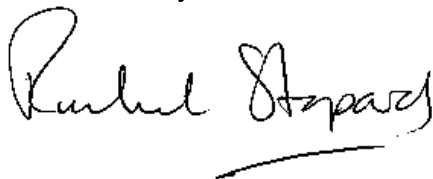
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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



Rachel Stopard  
Executive Director Supporting Communities

