

Mr Jonathan Hill
LUC
43 Chalton Street
London
NW1 1JD

Application Ref: **2016/2169/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

28 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16-20 Chalton Street
London
NW1 1JH

Proposal:
Change of use from A1 to A1/A3 and installation of a new extractor fan.
Drawing Nos: TOA-0106-PL-LP-00; TOA-0106-EX-P-00-GA-00; TOA-0106-EX-E-GA-00;
TOA-0106-PL-P-00-GA-00; TOA-0106-PL-E-GA-00.

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 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.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed alterations to the rear in order to facilitate the installation of a new extractor fan, in connection with the change of use of the ground floor from A1 to A1/A3 is considered acceptable. The proposed alterations propose minimal intervention to the rear elevation and the original fabric of the Grade II listed building is therefore maintained. The key features of the listed terrace will remain untouched as a result of the proposal.

Whilst the development will have some impact on the Grade II listed building, it is considered that the proposed alterations are considered acceptable as the character of the building is retained.

No objections have been received. The sites planning history was taken into account when coming to this decision.

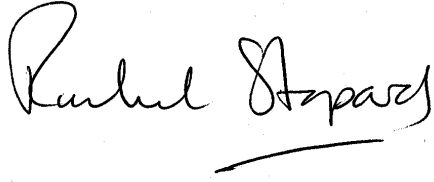
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and 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, 56-66 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
Executive Director Supporting Communities