

Peter Wraight
2PM Architects
124 Boundary Road
London
WC1N 2AH

Application Ref: **2016/3797/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

1 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat C
6 Mecklenburgh Street
London
WC1N 2AH

Proposal: New second floor rear window to replace existing; alterations to internal layout including repositioning of kitchen and bathroom and new entrance door.

Drawing Nos: (Prefix 2-EX-) 1-01, 2-01, 3-01, 3-02, 4-01; (Prefix 2-PP-) 1-02, 2-01, 3-01, 3-02, 4-01; and Design, Access and Heritage Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 drawings 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 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 conditions 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.

- 4 Detailed drawings, 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) Plan, elevation and section drawings of all new doors and altered fanlight at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings, including glazing bar details, jambs, head and sill of the replacement rear window.

c) Details of service runs for the new bathroom/kitchen, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informatives:

- 1 Reasons for granting listed building consent.

The host building has undergone substantial historic alteration, namely evolving from its subdivision from one unit. The historic plan form has already been substantially altered, and the hereby proposed changes to the existing

configuration would result in only minor intervention. The applicant has confirmed that none of the existing floor boards would be removed as part of the proposed works. The removal of the modern rear metal window with a timber sash is seen as an enhancement and is welcomed. The internal reconfiguration is therefore not considered objectionable in terms of its impacts to the grade II listed building

Notwithstanding this, in order to ensure that the rerouting of services to the repositioned kitchen does not unduly interfere with the original fabric of the property, a condition is recommended for the submission of a Services layout scheme for further assessment. Conditions are similarly recommended for the submission of further details of the replacement doors (including the altered front fanlight) as well as replacement rear window in order to ensure that these element are appropriate.

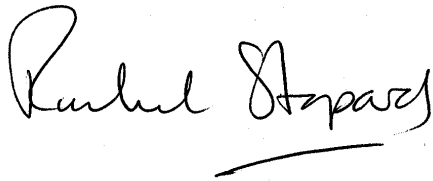
Subject to the recommended conditions, the proposal overall considered suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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
Executive Director Supporting Communities