

Mr David Cunningham  
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E10 5NP

Application Ref: **2016/0775/L**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

5 September 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**61 Swinton Street**  
**London**  
**WC1X 9NT**

Proposal:

Internal and external alterations in association with conversion of public house (Class A4) with ancillary accommodation to a bistro (Class A3) at ground and basement floors, 2 x self-contained flats at ground floor and first floor (Class C3), and 10 room hotel (Class C1) at 1st-3rd floor, along with alterations and extensions including a three storey rear extension and lightwell to front.

Drawing Nos: 1306 PL001, 1306 PL100, 1306 PL101, 1306 PL102, 1306 PL103, 1306 PL104, 1306 PL105, 1306 PL150, 1306 PL151, 1306 PL160, 1306 PL161, 1306 PL162, 1306 PL200 A, 1306 PL201 A, 1306 PL202 A, 1306 PL203 A, 1306 PL204 A, 1306 PL205 A, 1306 PL250, 1306 PL251, 1306 PL260 A, 1306 PL261, 1306 PL262, 1306 PL301, 1306 PL401, 1306 PL402, Design & Access Statement dated May 2014, Heritage Statement dated April 2014, Structural Report dated May 2014, Daylight and Sunlight Assessment dated May 2014, Waste Management Strategy dated May 2014, Internal Daylight/Sunlight Calculations dated May 2014, Cover Letter dated January 2016.

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 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 condition(s) 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.

- 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth .

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new windows including any roof lights at a scale of 1:10 with typical glazing bar details at 1:1.

e) Samples and/or manufacturer's details of new facing material. The panel must include facing brickwork

f) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

g) Plan, elevation and section drawings of the new staircase at a scale of 1:10 including details of the handrail, treads, newel and balustrade at a scale of 1:10

The relevant part of the works shall then be carried in accordance with the approved details.

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.

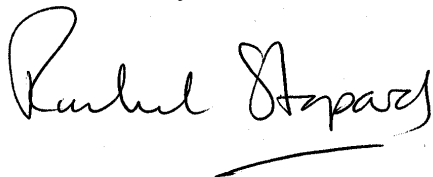
Informative(s):

- 1 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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