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Application Ref: **2016/4837/L**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

25 October 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**7 Lyme Street**  
**London**  
**NW1 0EH**

Proposal:

Erection of lower ground floor side extension, glazed doors to the rear at lower ground level, removal of external staircase and internal alterations including the enlargement of a lower ground floor level opening and reinstatement of fireplaces.

Drawing Nos: A-(10)-010, A-(10)-011, A-(11)-010, A-(12)-010, A-(13)-010B, A-(13)-011A, A-(14)-010A, A-(15)-010A,

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 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.

- 4 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.

- 5 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) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings and materials for the windows.

b).Samples and/or manufacturer's details of new facing materials for the new side/rear extension and windows/doors.

c) Plan, elevation and section drawings and/or specifications of the new fireplaces.

d) Plan, elevation, section drawings, a method statement and structural engineers report for the part removal of the internal wall at lower ground floor level showing the retention of the wall nibs.

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.

Informative(s):

1 Reasons for granting listed building consent

The site is the Grade II Listed dwellinghouse 7 Lyme Street.

The proposal involves the erection of lower ground floor side extension, glazed doors to the rear at lower ground level, removal of external staircase and internal alterations including the enlargement of a lower ground floor level opening and reinstatement of fireplaces.

The proposed side extension would be a small addition located to the rear of the existing side porch with a depth of 2.25 m, width of 1.35 m and height of 2.42 m with a flat roof. This extension would have a design which would integrate well with the existing building in terms of the scale, design and detailed materials and would be a sympathetic addition to this Grade II Listed Building.

The proposed glazed windows to the rear would be installed on a non-original lower ground floor rear projection would be a sympathetic alteration to this Grade II Listed Building.

The enlarged opening at lower ground floor level between the kitchen and dining room would retain the existing wall nibs and would preserve evidence of the historic layout and would therefore have a limited impact on this Grade II Listed Building. The reinstatement of existing fireplaces at lower ground and first floor levels would restore the historic significance of the Grade II Listed Building.

Overall, the works would not harm the historic significance of this listed building in accordance with policies CS14 and DP25 and the NPPF.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area/Grade II Listed Building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history was taken into account when coming to this decision. Two responses were received to the consultation with objections which related to earlier version of the scheme. Historic England and The Victorian Society objected to the original application due to the roof extensions, however these elements have been removed from the revised application. Historic England and The Victorian Society are not statutory consultees on the revised application.

As such, the proposed works are in general accordance with policy CS14 of the

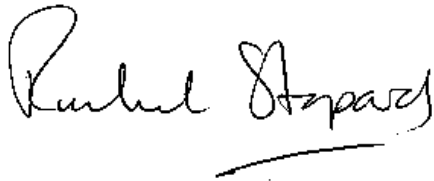
London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The London Plan 2016; and The National Planning Policy Framework.

- 2 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities