

Mr. Michael Kennedy
Portico
Grand Union House
20 Kentish Town Road
London
NW1 9NX

Application Ref: **2016/2981/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

9 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
53 Marchmont Street
London
WC1N 1AP

Proposal:
Installation of new windows in identical style and type as existing at rear, secondary glazing at front and rear of building and associated fire protection measures to third floor.

Drawing Nos:

00-1001 01; 00 1002 01; 10 1003 01; 10 1004 01; 20 1005; 01; 30 1006 00; 50 1008 01;
20 2001 01; 20 2002 01; 20 2003 01; 30 2004 01; 40 2005 01; 40 2006 01; 40 2007 01;
40 2008 01; 40 2009 01; 40 2010 01; 40 2011 01.

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 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.

- 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The windows to be replaced are not historic and will adhere to a similar design thereby not resulting in loss of fabric and preserving the appearance of the historic building.

Secondary glazing will be installed to the new and retained windows. This will be set within the internal window reveals in a fenestration pattern which matches the host windows. This would preserve the appearance of the windows whilst improving the energy performance of the building. No shutters or associated joinery will be harmed by the installation.

The doorway at third floor level will be upgraded to 30 minutes fire resistance to meet current fire regulations. The existing door to be replaced is modern, thereby avoiding loss of historic fabric. The opening and architrave will be retained with the fire upgrading being fitted inside the opening.

The application was advertised by way of a site notice and a press notice, but no responses were received. The site's 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.

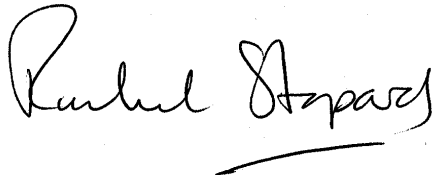
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17 and 126-141 of 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