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Suite 7  
37 Great Russell Street  
London  
WC1B 3PP

Application Ref: **2016/4394/P**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

22 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Maisonette Lower Ground and Ground Floor**  
**11 Swinton Street**  
**London**  
**WC1X 9NL**

Proposal:  
Internal works, creation of French window to rear and enclosure of space in basement area beneath entrance bridge.  
Drawing Nos: 510 004A rear elevs, 510 003A propo plans, 510 002A exist plans, design and access statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 Reason for granting planning permission:

The application site is a grade-two-listed terraced 19th-century townhouse.

No alterations are proposed at upper-ground-floor level except for a door to be reverse hung. At lower ground floor level, the applicant wishes to enclose the space under the front door bridge and bring the vault into use as a utility room. To this end, a recessed panel containing a door will be inserted in the area and the vault will be dry lined. The room in the closet wing will be converted into a bathroom. Services are already present. The existing back door will be bricked up with a sunken recess and replaced with a window. The window in the back room will be replaced with a French window. In the back garden, existing Yorkshire flagstones will be retained and a partially demolished small chimney attached to the back of the house will be reinstated. Details of the new external door, window and French windows will be agreed by condition (these conditions have been placed in the associated listed building application, 2016/4392/L).

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the 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 (ERR) 2013

As such, 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

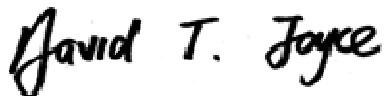
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities