

Mr Ross Robinson
Trifle Creative Ltd
Unit 4 Galaxy
32 Leonard Street
London EC2A 4LZ

Application Ref: **2016/6000/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

6 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Minerva House
1-4 North Crescent
London
WC1E 7ER

Proposal: Installation of partition walls at ground, second and third floor levels.

Drawing Nos: Site Location Plan; LP02; PR01 Rev A; PR02; GA.9; KS.9; LLS.9;
RCP.9; SO.9; IE.9; IE.10; Design, Access & Heritage Statement

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 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed office building, constructed 1912-1913 and was formerly the car show room, repair workshop and offices of the Minerva Motor Car Company. The proposals involve minor internal alterations, comprising the installation of a partition wall at ground floor level within existing office space, to allow for enlargement of the café area, and the creation of two self-contained office spaces at second and third floor level sitting below the double height roof space. The proposals are not considered to result in any harm to the special interest of the grade II listed building.

No public consultation was necessary for this application. The site's planning history was taken into account when coming to this decision.

Reasons for granting listed building consent:

The site is a grade II listed office building, constructed 1912-1913 and was formerly the car show room, repair workshop and offices of the Minerva Motor Car Company. The proposals involve minor internal alterations, namely the creation of two self-contained office spaces at third floor level sitting below the double height roof space and the installation of a dividing screen within the rear office space at ground floor level, also below the full height roofspace, to allow for enlargement of the café area. The proposals are not considered to result in any harm to the special interest of the grade II listed building.

No public consultation was necessary for this application. 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 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

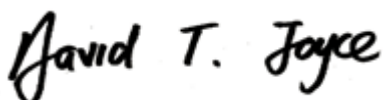
Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).

- 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, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).
- 3 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, 5 Pancras Square, London N1C 4AG (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



David Joyce
Executive Director Supporting Communities