

106 Great Russell Street 2015/6422/P & 2016/0354/L



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Photo 1: Ground and first floor rear elevation looking towards no.105 to the east.



Photo 2: Outhouses at lower ground and ground floor level on the eastern boundary.



Photo 3: Rear elevation upper storeys



Photo 4: Western boundary with no. 107.



Photo 5: Outhouses at lower ground floor level



Photo 6: Lower ground and ground floor level



Photo 7: View of outhouses from above



Photo 8: Protected Plane tree to the rear of the site.



Photo 9: Protected tree in the North West corner of the site



Photo 10: Bedford Court Mansions to the rear

Proposed visuals:



Delegated Report		Analysis sheet	Expiry Date:	05/05/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	07/04/2016
Officer			Application Number(s)	
Laura Hazelton			i) 2015/6422/P ii) 2016/0354/L	
Application Address			Drawing Numbers	
106 Great Russell Street London WC1B 3NB			Please refer to draft decisions	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Antonia Powell		
Proposal(s)				
i) Erection of single storey rear extension at lower ground floor level. ii) Erection of single storey rear extension at lower ground floor level with associated internal alterations and refurbishment.				
Recommendation(s):		i) Grant conditional planning permission ii) Grant conditional Listed Building Consent		
Application Type:		i) Full Planning Permission ii) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	89	No. of responses	17	No. of objections	8
Summary of consultation responses:			No. Electronic	00		
	<p>The application was also advertised in the local press on 17/03/2016 until 07/04/2016 and a site notice was erected on 16/03/2016.</p> <p>Objections were received from 77, 81, 115, 118, 119 and 121 Bedford Court Mansions. Their objections are summarised as follows:</p> <ol style="list-style-type: none"> 1. The rear extension damages the visual, spatial and historic integrity of the listed building and detracts from the Bloomsbury CA. 2. Tree impacts - The extension negatively impacts the Plane tree which is protected by a TPO – no details submitted to verify structural information or impact on tree. The tree provides shade, attractive views and privacy. The destruction of the tree will increase pollution in the area. 3. The extension negatively impacts the natural environment and biodiversity, both during construction stage and on completion. 4. The planning application makes no mention of the unauthorised AC equipment. No noise impact assessment accompanies the application. 5. No provision for waste storage. 6. No demolition management plan and no construction management plan to explain how the works are to be carried out without damaging the existing tree, host building, or neighbours. 7. Increased light and noise pollution from activity in the extended commercial space and harm to privacy of residents to the rear. 8. The rear elevation has been neglected for a number of years and has fallen into a state of disrepair. <p><i>Officer Response</i></p> <ol style="list-style-type: none"> 1. <i>Please see section 3 for a detailed design assessment of the proposed works.</i> 2. <i>Please see section 5 for a detailed assessment of the impact of the proposals on the protected tree.</i> 3. <i>The existing tree will be retained and the proposal will sit within the same footprint as existing extensions at lower ground floor level. The proposals are not considered to have any impact on the natural environment and local biodiversity.</i> 4. <i>The AC units were removed from the proposals and are not under consideration in the determination of the current application. The applicant was informed that the noise impact of these units must be investigated or enforcement action may be taken.</i> 5. <i>The proposed extension would increase the footprint of the existing retail unit by approximately 17sqm. It is not considered that this would cause such an intensification of use that would require additional waste storage or collection.</i> 6. <i>A construction management plan is not required for this development. It does not result in any excavation works, and the arboricultural report outlines the tree protection measures to be implemented which will be secured by condition.</i> 7. <i>Please see section 4 (in particular 4.4 – 4.6) for an assessment of impact on neighbouring amenity.</i> 8. <i>Listed building consent would be granted subject to the condition that further details are submitted outlining repairs to the historic brickwork and masonry to the rear</i> 					

elevation.

The Bloomsbury Association also objected to the application on the following grounds:

1. Design Quality – the extension is an interesting contemporary addition but does not reflect a high standard of design. The design ignores local character, history and identity.
2. Impact of the proposal on the listed plane tree – no arboricultural report has been submitted. It is claimed that the structure will be a lightweight timber frame and there will be no excavations, but there is no statement to verify this.
3. Impacts on natural environment and biodiversity.
4. Impact on the listed building – the proposal substantially damages the visual, spatial and historic integrity of the listed building and detracts from the Bloomsbury CA. It does not conserve and enhance the historic environment.
5. Light pollution from the glazed basement area.
6. The planning application makes no mention of the unauthorised AC equipment. No noise impact assessment accompanies the application.
7. No provision made for waste storage although the development will result in an increase in commercial floorspace.
8. No demolition management plan and no construction management plan to demonstrate how the works are to be carried out without damaging the existing tree, damaging the fabric of the existing building and having an adverse impact on residential neighbours.
9. The white rendered roof finish would be impractical and may cause maintenance issues.
10. We would have expected an application such as this to be accompanied by a structural methodology statement prepared by a Chartered Civil or Structural Engineer with specific details of subsoil and groundwater from a recent investigation and the method of excavation, including temporary supports and sequence of construction.

Officer Response

1. *Please see section 3 for a detailed design assessment of the proposed works.*
2. *Please see section 5 for a detailed assessment of the impact of the proposals on the protected tree.*
3. *The existing tree will be retained and the proposal will sit within the same footprint as existing extensions at lower ground floor level. The proposals are not considered to have any impact on the natural environment and local biodiversity.*
4. *Please see section 3 for an assessment of the impact of the proposals on the special character of the listed building and Bloomsbury CA.*
5. *Please see section 4 (in particular 4.4 – 4.6) for an assessment of impact on neighbouring amenity.*
6. *The AC units were removed from the proposals and are not under consideration in the determination of the current application. The applicant was informed that the noise impact of these units must be investigated or enforcement action may be taken.*
7. *The proposed extension would increase the footprint of the existing retail unit by approximately 17sqm. It is not considered that this would cause such an intensification of use that it would require additional waste storage or collection.*
8. *A construction management plan is not required for this development. It does not result in any excavation works, and the arboricultural report outlines the tree protection measures to be implemented which will be secured by condition.*
9. *The design of the rear extension was revised to a zinc standing seam roof. This is*

considered a more complementary material which would be in keeping with the design aesthetic of the rear extension.

10. *The proposed excavation works were removed from the application and are therefore not required in the determination of the application.*

Revised plans were received on 13/07/2016 which removed the new internal spiral staircase to include it within the new extension, with a glazed roof above the staircase. A new arboricultural report was also submitted.

Letters were received from **81, 115, 118, 119 and 121 Bedford Court Mansions** reiterating their original objection.

A further objection was received from **the Board of Directors of Bedford Court Mansions Ltd**, the freeholders of Bedford Court Mansions. Their objections are summarised as follows:

1. The project adds little if anything in terms of design or sympathy to the listed building and detracts from the surrounding CA and its immediate neighbours.
2. Concerns regarding impact to protected tree.
3. Concerns about impact to boundary wall.

Officer response

1. *Please see section 3 for a detailed design assessment of the proposed works.*
2. *Please see section 5 for a detailed assessment of the impact of the proposals on the protected tree.*
3. *The proposals do not include any alterations to the rear wall, nor any excavation works. They are unlikely to have any impact on the rear boundary wall*

The Bloomsbury Association also maintained their objection and added that:

1. The modified rear extension is less convincing than the original proposal and there are still reservations over whether the development would be high quality or inclusive.
2. Additional Information included from RGS Arboricultural Consultants placing emphasis on the need for a robust and enforceable arboricultural method statement, and suggesting conditions should the Council be minded to approve.

Second revisions were received on 18/08/2016 which retained the existing external stairs to avoid excavations within the RPA of the tree. The extension was increased in width so that it was full width.

Comments were received from **77, 81, 118 Bedford Court Mansions** reiterating the same objections.

The Bloomsbury Association also maintained their original objection and added that whilst some effort has been made to suggest mitigation of the impact of the proposed development on the existing mature Plane tree, they are sceptical of its adequacy and of its

	<p>practicality.</p> <p>Third revisions were received which altered to rear extension roof to zinc standing seam, and retained the existing rear ground floor door rather than replacing it with a new glazed door. Extra detailed drawings were also included of the join between the new extension and historic building.</p> <p>No further comments were received.</p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>No response was received from the Bloomsbury Conservation Area Advisory Committee.</p>

Site Description

The application site relates to a five storey (including basement level) mid-terrace property which is Grade II listed. The site is located on the northern side of Great Russell Street within the Bloomsbury Conservation Area.

The property is currently in retail use at ground/lower ground floor level, occupied by a lighting company who use the space as a showroom/shop. The upper floors are used as offices in connection with the retail use.

To the rear are modest Victorian out houses, only one of which is accessed via the host building. The remaining three are all externally accessed. All of the properties along the surrounding terrace have been extended to occupy the entire rear yard area. The application site is the only property with an open rear yard.

Relevant History

2014/4963/P & 2014/5348/L - Erection of a rear basement level extension associated external stair and walkway adjacent following demolition of existing rear extensions at basement level and installation of rear door at ground floor level and landscaping of rear yard area. Application withdrawn 22/09/2015 as there was insufficient information about the tree.

2012/3688/P & 2012/3746/L - Erection of extension at rear basement and ground floor level with terrace over at first floor level (following demolition of existing ground floor extension) in connection with existing retail shop (Class A1). Withdrawn 13/12/2012.

2012/1542/T - (TPO Ref: C980) REAR GARDEN: 1 x Plane - Remove. Refused 10/05/2012. Appeal dismissed 10/09/2012.

27115 - Erection of a rear extension at basement and ground floor levels at 106, Great Rusuell Street for use as retail accommodation. Granted 06/03/1979.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS7 (Promoting Camden's centres and shops)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP13 (Employment sites and premises)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

Bloomsbury Conservation Area Statement 2011

Assessment

1.0 Proposal

1.1 Planning permission and Listed building consent is sought for the following:

- Demolition of existing outhouses at lower ground and ground floor level and erection of full-width single storey rear extension at lower ground floor level. The extension features a frameless double glazed glass facade with a lightweight zinc standing seam roof.
- Existing rear ground floor door to be refurbished and repainted.
- New staircase from rear door at ground floor level to lower ground floor level with a glazed lantern roof above.
- Repair and refurbishment of rear ground floor sash windows to match the originals.
- Creation of new external steps to rear garden level and installation of glazed balustrade.
- Demolition of part of rear lower ground floor wall to provide a new entrance into the proposed rear extension.
- Internal works:
 - Existing staircase refurbished to level out the rise and going.
 - Original skirtings and cornices will be made good and restored to their original design.
 - Existing wall panelling exposed and restored.
 - Existing doorway reinstated at ground floor level.

1.2 Revisions

- The proposal originally included the excavation of part of the raised rear garden to install full width steps, to lead up from the extension at lower ground floor level to the raised garden at the rear of the site. However, the submitted details did not adequately demonstrate that this would not result in harm to the root protection area (RPA) of the protected tree to the rear of the site. The proposal was therefore amended to retain the existing rear garden levels and steps, and build the rear extension off the existing retaining wall. The proposal therefore does not involve any excavation around the root protection area of the tree.
- The proposal originally included a new internal spiral staircase within the main building from ground level to lower ground floor level. However, after investigating the floor structure/make up, it was established that the floor timbers were of historic value and should be retained. The proposal was amended so that the new staircase was included within the new rear extension, leading down from the existing rear door with a glazed lantern roof over the stairs. The design of the glass lantern was further revised to reduce its size and to keep the additional bulk at this level to a minimum.
- The rear extension was widened to full width as the original proposal included a narrow gutter

to the side of the extension adjacent to no.107 to the west. This presented cleaning and maintenance issues and a full width extension was considered to be a more acceptable solution.

- The proposal originally included the replacement of the original rear door at ground floor level with a new glazed door. This was revised so that the existing door is repaired and refurbished to avoid the loss of historic fabric.
- The host building currently features 4 x AC units to the rear elevation and garden walls. The original proposal included moving these units into different locations. However, planning permission was never obtained when these were installed and they are therefore unlawful. These were therefore removed from the current application and will be dealt with under a separate application so that their noise impact can be assessed.
- The roof of the new extension was originally proposed as a white rendered roof finish. This was revised to a zinc standing seam roof which was considered to be more appropriate and in keeping with the design of the new extension.
- The proposed re-landscaping of the rear garden was removed from the proposals to avoid digging around the RPA of the protected tree.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the special character of the host listed building and the character and appearance of Bloomsbury Conservation Area);
- Amenity (the impact of the development on the amenity of adjoining occupiers); and
- Impact on trees.

3.0 Design

3.1 Policy DP25 'Conserving Camden's Heritage' states that within Conservation Areas, the Council will only grant permission for development that preserves or enhances the character and appearance of the Conservation Area. Policy DP25 also states that the Council will only grant permission for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

Demolition of rear outhouses

3.2 The existing outhouses are later additions to the host building. They are poor quality and are not considered to be of historic significance or architectural merit. The Council does not object to their loss.

Rear extension

3.3 The host building is an extremely early building (constructed late 17th century) and it is important that the historic rear elevation remains clearly legible. As the lower ground floor has been previously modified, the location of the new rear extension in this location is considered acceptable and would not cause harm to the special character of the host building or result in a significant loss of historic fabric.

3.4 The proposed extension and glass roof above the new staircase sit lightly against the listed building and allow sight of the historic upper ground elevation. The original ground floor rear access door will be retained and refurbished so that it reads as part of the historic building, and the two sash windows at this level will be restored to match the existing. This will ensure the original historic fabric from ground level upwards is restored, preserved and enhanced. The masonry of the floors above should be carefully restored and repaired and a planning condition would be imposed to ensure this.

3.5 The extension would be a light-weight, contemporary addition which would clearly read as a modern extension to the historic building. It would be single storey, with a narrow glazed roof lantern above the new staircase. The extension would measure 4.5m deep by 6.8m wide, with a height of 3.2m. The glass roof above the extension would measure a maximum height of 5.7m where it joins the building, decreasing to 3.5m, with a width of 1.8m. The footprint of the extension would remain within the area currently occupied by the existing outhouses, leaving the existing garden area intact and ensuring the development remains subordinate to the host building.

3.6 The development would only be subject to minimal private views from the rear of neighbouring buildings. It is a smaller and more attractive extension than those to the rear of both neighbouring properties which cover the whole footprint of their sites. The development is considered to preserve and enhance the special character of the host building and the character and appearance of the wider Bloomsbury Conservation Area.

Internal works

3.7 The proposal includes a number of internal works to refurbish the other floors across the building. These include the refurbishment of the historic timber staircase to level out the rise and going; making good the original skirtings and cornices and restoring them to their original design; exposing and restoring the existing wall panelling; and the reinstatement of the existing doorway at ground floor level.

3.8 The proposed works would restore and preserve original historic features and would not result in a harmful loss of historic fabric. The works are welcomed by the Council, and it is recommended that Listed Building consent is subject to the conditions that additional details and method statements are submitted and approved prior to commencement of works.

3.9 The Council's Conservation Officer has assessed the proposals and is satisfied with the impact of the proposed development.

4.0 Amenity

4.1 Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

4.2 CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

4.3 The rear extension would replace existing unattractive outbuildings and would be positioned below the existing boundary walls. It would therefore have no impact on the amenity of neighbouring residents at nos. 105 and 107 in terms of outlook, daylight or privacy.

4.4 Bedford Court Mansions are located fairly close to the rear boundary of the site, with the closest windows approximately 9m from the rear windows of the proposed extension. Concerns were raised by occupants that the extension would result in increased noise and light pollution due to increased activity in the extended commercial space.

4.5 Views between Bedford Court Mansions and the application site are shielded to some extent by the large Plane tree to the rear of the site which would help to protect the privacy of residents. In addition, the application site does not include any residential units which would be of more concern in terms of overlooking between neighbouring habitable rooms.

4.6 No changes to the shop's existing opening hours are proposed (9am – 6.30pm Tuesday to Friday, 9am – 5pm on Saturdays and Mondays, and closed on Sundays), so even if there is increased activity to the rear of the site, it is not considered to cause undue disturbance to neighbouring residents.

5.0 Impact on trees

5.1 The application site features a large Plane tree in the North West corner of the rear garden which is subject to a TPO (C980). An application was previously submitted to the Council to remove the tree in 2012 (2012/1542/T). This application was refused on 10/05/2012 and a subsequent appeal was dismissed on 10/09/2012 (reference APP/TPO/X5210/2629).

5.2 A number of letters were received by surrounding residents and the Bloomsbury Association referring to the high value of the tree to the surrounding area, and the desirability of its retention/preservation. Concerns were expressed that the development would cause harm to the tree and that the potential impacts of the development were not fully investigated.

5.3 The Council's arboricultural officer has thoroughly assessed the proposals and worked closely with the applicant to ensure that the development would not cause harm to the protected tree. The proposals have been revised so that the area of raised ground to the rear of the site will not need to be excavated, and therefore the root protection area of the tree will not be impacted. The existing concrete floor slab, foundations and yard will be retained, and the new extension will sit above this, with new concrete slab poured over the existing. The arboricultural report outlines tree protection methods including tree protection fencing which will be used during construction to avoid direct damage to the tree or the storage of materials within this area.

5.4 The council's arboricultural officer does not object to the works subject to the conditions that before works commence, details shall be submitted and approved to demonstrate how all trees on site shall be retained and protected; and prior to commencement, tree protection measures shall be installed in accordance with the approved drawings, and evidence of this shall be submitted to the Council.

5.5 The proposed works are therefore considered acceptable in terms of its impact on the protected tree.

6.0 Recommendation

6.1 Grant conditional planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

SDA Architects Ltd
Victoria Foundry
Marshall Street
Leeds
West Yorkshire
LS11 9EH

Application Ref: **2015/6422/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

24 November 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**106 Great Russell Street
London
WC1B 3NB**

DECISION

Proposal:

Erection of single storey rear extension at lower ground floor level.

Drawing Nos: A(PL)-001, A(10)-100, A(10)-200, A(10)-300, A(PL)-100 Rev. D, A(10)-101 Rev. C, A(PL)-200 Rev. E, A(PL)-300 Rev. E, A(PL)-301 Rev. E, Arboricultural Impact Assessment Plan ref: BA5499AIA, Tree Survey & Constraints Plan dated 20/06/2016, and Arboricultural Impact Appraisal ref: BA5499AIA.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A(PL)-001, A(10)-100, A(10)-200, A(10)-300, A(PL)-100 Rev. D, A(10)-101 Rev. C, A(PL)-200 Rev. E, A(PL)-300 Rev. E, A(PL)-301 Rev. E, Arboricultural Impact Assessment Plan ref: BA5499AIA, Tree Survey & Constraints Plan dated 20/06/2016, and Arboricultural Impact Appraisal ref: BA5499AIA.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Before any works commence on site, details shall be submitted to and approved by the Council to demonstrate how all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- A tree protection plan (TPP) showing the location and nature of tree protection measures
- Appropriate working processes in the vicinity of trees
- Details of an auditable system of site monitoring
- Details of the design of building foundations
- Details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable

standard such that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

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 Compliance and Enforcement team [Regulatory Services], 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.

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

Executive Director Supporting Communities

SDA Architects
Victoria Foundry
Marshall Street
Leeds
West Yorkshire
LS11 9EH

Application Ref: **2016/0354/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

30 November 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
106 Great Russell Street
London
WC1B 3NB

DECISION

Proposal:

Erection of single storey rear extension at lower ground floor level with associated internal alterations and refurbishment.

Drawing Nos: A(PL)-001, A(10)-100, A(10)-200, A(10)-300, A(PL)-100 Rev. D, A(10)-101 Rev. C, A(PL)-200 Rev. E, A(PL)-300 Rev. E, A(PL)-301 Rev. E

The Council has considered your application and decided to grant 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

Executive Director Supporting Communities



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 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) Typical details of the proposed refurbishment of all joinery and internal architectural details, including existing historic timber staircase, original skirtings and cornices at a scale of 1:5.

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.

- 5 A method statement, including details of repair and restoration of the historic brickwork to the rear elevation shall be submitted to and approved in writing by the Council before works are commenced. 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

- 6 The existing rear ground floor door and two sash windows must be retained, repaired and refurbished.

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.

- 7 York stone and brick removed during the course of the works to be kept on site during the course of the works for reuse within the scheme unless agreed in writing with the planning authority.

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.

DRAFT

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).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

DECISION