

Greg Mathers  
Ciarcelluti Mathers Architecture  
22 Ruffin House  
Roseberry Place  
London  
E8 3GB

Application Ref: **2016/5425/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

13 December 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 61  
Radcliffe House  
Portpool Lane  
London  
EC1N 7TY**

Proposal:

Relocation of kitchen, bedroom and living room, the creation of a new opening between the new kitchen and the living room, removal of radiators and replacement with under floor heating, replacement of existing doors with full height doors, increasing width of living room door, replacement of existing floor finishes and sanitary ware throughout

Drawing Nos: Design and access statement, 98PD11A (propo elevations), 98PD06 (exist elevs), 098PD10B (propo plan), 98PD07 (exist elevs), 98PD05 (exist plan), 98PD12A (propo elevs), 1364P510 (demo plan), block plan

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 Reason for granting listed building consent:

The site is a top-floor flat within the grade-II-listed Bourne Estate, an LCC early housing estate of 1901-3.

The applicant proposes minor partition alterations (a new doorway and the enlargement of a doorway), the relocation of the kitchen and the installation of underfloor heating.

The interiors are very plain. The layout is of some interest, but will remain legible. Where there are new or altered openings, they will not have architraves. Skirtings and architraves will either be reused or replaced in replica.

The proposed works will not harm the special interest of the grade-II-listed building.

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.16 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

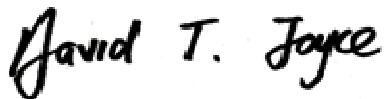
also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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, 5 Pancras Square, London N1C 4AG (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.

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