

Ms Carstens  
KIMA Architecture & Interiors  
14 Manchester Square  
London  
W1U 3PP

Application Ref: **2016/5267/L**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

20 December 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**18 Cleveland Street**  
**London**  
**W1T 4HZ**

Proposal:  
External and internal alterations to refurbish offices including replacement door at ground floor and replacement window at basement level. (Part retrospective)

Drawing Nos: Design, Access & Heritage Statement, Site Location Plan 01 Rev01, 02 Rev01, 03 Rev01, 04 Rev01, 05 Rev06, 06 Rev04, 07 Rev01, 08 Rev01

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

#### 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.

#### Informatives:

- 1 Reasons for granting listed building consent.

Internal and external alterations have been carried out prior to the determination of this application; therefore, the application is part retrospective. The building is identified in the Charlotte Street Conservation Area Appraisal and Management Strategy as a shopfront of merit that is of historic interest and retains many of its traditional elements which contributes significantly to the character of the area. As such, the Council welcomes the property being brought back into use, but will resist the loss of original details. The window frame and doors appear to be non-original 20th century additions, however, much of the timber structure is of historic value and includes enriched entablature flanked by square-headed house and shop doorways with consoles supporting the entablature. The boundary treatment is not original but includes railings along the frontage which separates the pavement from the basement lightwell which is characteristic of the area. The security railings to the bow window and rectangular transom light do not appear to be historic as they are not mentioned in the listing description or the planning history. The external alterations that have been carried out are considered appropriate as the railings along the frontage have been retained, the replacement half glazed timber door to the ground floor matches the listing description and has replaced a non original door and the non original security bars to the bow window and rectangular transom light have been removed.

The installation of a uPVC window at basement level has a detrimental impact on the host building due to the use of inappropriate materials and the removal of the glazing bars to the rectangular transom light is detrimental to the appearance of the façade. Following officer advice, the proposal has been amended to include the reinstatement of a timber window to the basement facade and timber glazing bars to the rectangular transom above the ground floor door in order to preserve the character of the property. The proposed replacement window matches the

originals as closely as possible in terms of type, materials, glazing patterns and detailing and preserves the character of the property. The proposed details of slender timber glazing bars are considered to be sympathetic to the building in materials and style. Overall, the quality and design of the shopfront responds sensitively to the historic setting and the building frontage as a whole.

The internal alterations have been carried out to the basement entrance hall, the arrangement of WC's on each floor and the opening of an internal doorway. The WC's were built within the rear extension approved in the early 1980's and the opening of the internal doorway is in the original position. Therefore the internal alterations are considered acceptable as they have been carried out to retain the historic layout and would preserve the original form and proportions of the rooms.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Planning (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, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26, DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016 and 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.
- 4 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, 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.

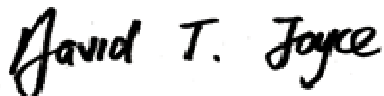
## 5 WARNING OF ENFORCEMENT ACTION

You are advised that the Director of Regeneration & Planning will instruct the Borough Solicitor to issue an Listed Building Enforcement Notice alleging a breach of planning control with respect to the unauthorised window in the front elevation at basement level and the unauthorised transom light above the door in the front elevation at ground level, should the remedial works hereby approved not be implemented within 2 months from the date of this permission.

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