

Mr Ross Robinson  
Trifle Creative  
Trifle Creative Ltd  
Galaxy House  
32 Leonard Street  
London  
EC2A 4LX

Application Ref: **2016/6225/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

20 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 2 x AC units in the south west lightwell at ground floor level and associated pipework.

Drawing Nos: LP01, LP02, MH.505.SW Existing Elevation, MH.505.SW Elevation, MH.505.3F, Design and 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 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 Reasons for granting listed building consent.

The proposal involves the removal of a redundant air conditioning unit and installation of 2 x replacement units in the same location. The units would be located to the western elevation at ground floor level within an internal courtyard between Minerva House and neighbouring Glen House. The units would be located within an existing plant area which is considered to be the most sensitive location and would not harm the building's heritage significance. Existing cable runs and openings would be used which would ensure the development did not result in the loss of historic fabric.

No comments have been received prior to making this decision. The site's planning history has been 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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

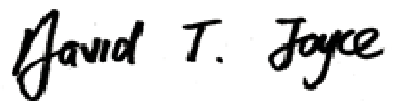
As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 You are advised a condition has been added to the planning permission 2016/6004/P to require the complete removal of the 2 redundant air conditioning units.

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 informal style.

David Joyce  
Executive Director Supporting Communities