

Ms Martina Lucchese
Rundell Associates
12 Salem Road
London
W2 4DL UK

Application Ref: **2016/5070/L**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

10 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
All Hallows House
15 Fitzroy Square
London
W1T 6EF

Proposal:

Erection of second floor rear extension, following re-organisation of the internal layout between lower-ground, ground and first floor to accommodate passenger lift, demolition of the existing metal balustrade to the rear at second floor level, replacement of existing glass roof of the rear ground floor extension with a traditional lead roof and associated internal alterations of the ancillary space at first, second & roof level all associated with the use as residential accommodation.

Drawing Nos: 001P, 002P, 100P, 110P, 120P, 200P, 210P, 300P, 310P, 320P, 510P, 630P, Design and Access Statement dated August 2016, Heritage Statement date August 2016 and Lift Shaft Structure.

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 Detailed drawings, or samples of materials as appropriate, 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) A sample panel of the proposed brickwork and mortar;

b) Detailed plan, elevation and section drawings of the junction of the new work with the rear elevation at 1:2 and 1:10 as appropriate;

c) Method statement and internal elevation for works to the surround of the removed or fixed-open staircase sash window, and detailed proposals for its storage or reuse as appropriate;

d) Elevation and section drawings at 1:10 and typical moulding details at 1:2 for any new timber-framed windows to be installed in the second-floor rear extension;

e) Section drawings at 1:2 and a product specification for any under-floor heating to be installed between joists within floor structures;

f) Plans and elevations at 1:10 and typical moulding profiles at 1:2 for all new doors.

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.

Informative(s):

- 1 Reasons for granting permission

Planning consent is sought for the erection of a single storey rear extension at second floor level to accommodate a lift shaft, the proposed lift would be constructed above the existing non-original closet wing extension and would measure approximately 2.3m in height x 3.9m in depth x 2.3m in width. The annex wing extension is considered appropriate in scale, bulk and would not harm the plan form or volume of the historic property, nor obscure the property's significant original elevations.

The second floor rear extension would be constructed to preserve the historic building form and would be designed to adhere sensitively with the rear elevation. This would be achieved through retaining the tall arched staircase window that faces onto the existing roof. The arch window would be retained as an access to the proposed rear extension at second floor level and no original or highly significant historic fabric would be diminished. The door on the northern wall would be used to access the terrace, following demolition of the existing balustrade for maintenance purposes only and a condition restricting the terrace use will be attached accordingly.

The door at first floor level would be replaced to match the design and material used of the existing and a new window is proposed at ground floor level no objection is raised on account of the design and appearance.

New stud wall partitions would be installed to the lower floors to accommodate the lift. However, the installation of the proposed partition would not disrupt historic areas of plan-form at the lower levels. The new second floor extension will be finished in brick with high-quality glazing to distinguish and visually separate it from the surrounding older structures. Details and finishes would be controlled by condition.

The recently-constructed glazed roof and windows to the side-return infill breakfast room at ground floor level is of no historical significance. The glazed roof would be replaced with a solid-roof structure, finished in lead and would incorporate a glazed skylight helping to separate it from the fabric of the closet wing extension to the main dwelling. The larger windows would be incorporated into the rear wall of the breakfast room by removal of non-historic masonry and the proposed finishing would distinguish the structure from the fabric of the main house, as at present, by their size and arrangement. The modern floor structure will be lowered. The relationship of the room to the residential dwelling would be substantially unchanged, and the high quality new finishes will preserve the property special interest.

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.

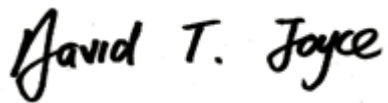
A site notice was displayed and press notice was published. No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development 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.

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