

Julian Sutton
JMS Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
IP19 0JJ

Application Ref: **2016/7058/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

14 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
47 Marchmont Street
London
WC1N 1AP

Proposal:
Erection of lower ground and ground floor rear extension with two associated windows and other associated internal works following demolition of lower ground floor rear extension and removal of one rear window at ground floor level. Associated with change of use of lower ground floor from office (B1a) to residential (C3).

Drawing Nos: Site Location Plan; 15-01-01; 15-01-02; 15-01-03; 15-11-01; 15-11-02. 15-11-03;

Reports: Planning, Design, Access & Heritage Statement prepared by JMS Planning & Development dated December 2016.

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 proposed replacement metal staircase into the lower ground lightwell is considered to be appropriately detailed, scaled and positioned. There will be no loss of historic fabric involved in this aspect of the proposal.

It is proposed to slightly extend the depth of a non-original rear extension at upper ground level. This is proportioned between two closet windows and will not project beyond the depth of these. The additional depth, and the detail and material of this aspect is not considered to cause harm to the building's appearance, character or special interest. The proposed window detail is considered acceptable.

At lower ground level, the replacement of the existing poor quality timber and polycarbonate structure with something more appropriate is welcomed. The form, depth and simple detail of a simple metal-framed glass conservatory-type addition in this position is considered to preserve the building's special interest, and enhance the conservation area through improved materials.

The site's planning history was 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

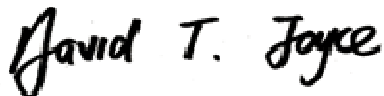
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework (2012). The proposal also accords with Policy D2 of the Camden Local Plan Submission Draft 2016.

- 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 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning