

Mr Roger Farquharson
Mr Roger Farquharson
Design and Technical Management
67a High Street
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Application Ref: **2017/0420/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

17 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 3
12 Mecklenburgh Square
London
WC1N 2AD

Proposal:

Internal works involving alterations to non-original partition walls and doors; installation of new kitchen and WC fittings; installation of new floor covering; removal of modern fixed shelving and modern mantel-piece within rear room, replacement and realocation of existing radiators.

Drawing Nos: Site Location Plan 370-04; 370-01 P5; 370-02-P5; 370-03; Design, Access & Heritage Statement dated January 2017.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 4 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) Details of proposed location and appearance of proposed replacement radiators,
- b) Elevation, section and plan drawings at a scale of 1:20, with typical section details at a scale of 1:20, for all new internal 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.

- 5 All historic floorboards shall be retained in situ. Where required to be temporarily lifted to renew or install services they shall be gently lifted without the use of mechanical tools and shall not be cut or trimmed. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

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 site is part of a terrace of 24 grade II * listed houses forming the east side of Mecklenburgh Square constructed c.1810-20 to designs by the architect Joseph Kay; No. 12 was built by Thomas Penthrin. The site is a four storey property with lower ground level, currently in use as five self-contained residential units established following grant of listed building consent in 1997 (ref LS9604209). The current application relates to Flat 3, located on the first floor.

As part of the conversion works, the rear room at first floor level was subdivided with a modern partition (between 2 and 3 metres tall) installed in line with the edge of the chimney breast to accommodate a kitchen and bathroom. In addition to the approved alterations, further unauthorised changes have been undertaken by a previous owner altering the internal arrangement within the rear room, including the installation of a large vertical slab painted red within the rear room and changes to non-original doors and architraves.

The current application seeks to address these unauthorised works by removing the vertical slab, re-instating the kitchen door and partition and reinstating traditional timber panelled door between the rear bedroom and hallway. The application also proposes further minor alterations, including the replacement of kitchen and bathroom fittings, the installation of sliding pocket doors to the modern kitchen and bathrooms, the installation of new floor coverings, the removal of modern fixed shelving units and modern mantelpiece within the rear room and the replacement and relocation of radiators.

The fireplace within the rear room has a modern surround and large mantelpiece that extends into the room by approximately 400mm. The fireplace and surround is to be retained and the proposals involve the removal of the mantelpiece to allow room for free-standing furniture. This change involves no loss of historic fabric and is not considered to affect the character or proportions of the rear room. It has been confirmed on the proposed drawings that the location of the replacement radiators will be submitted to the pipe runs not affecting the existing floor joists. Details of this aspect of the proposals have been required via condition added to this decision notice.

It is recognised that the character of the rear room has been compromised to some extent by the conversion works implemented in the late 1990s. The current proposals are not considered to compromise the situation any further, and are as a result are considered to preserve the special interest of this grade II* listed building.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. Historic England was consulted, whereby a response was received on 10/02/2017 authorising the London Borough of Camden to

determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. 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.

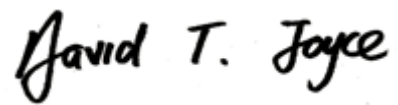
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 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 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).
- 5 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, 5 Pancras Square, London N1C 4AG (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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning