

Mr Robert Humphreys
Humphreys & Sons Surveyors
131A Devonshire Road
Forest Hill
SE23 3LZ

Application Ref: **2016/5716/L**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

23 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 St Chad's Street
London
WC1H 8BD

Proposal:

Internal alterations and external alterations associated with the conversion of the existing single family dwelling to provide 2 flats (1x 4 bedroom and 1x1 bedroom), and erection of external staircase from basement to ground floor level within front lightwell, new entrance gate within ground floor front railing, new balustrade around rear stairs at garden level and internal alterations (Class C3).

Drawing Nos: PL001C; PL002A; PL003A; PL004D; PL005C; LABC Floor and Ceiling Conversion; Heritage Statement Prepared by AAH Planning Consultants dated September 2016; Waste and Recycling Strategy prepared by Humphreys and Sons dated August 2016. Daylight and Sunlight Assessment prepared by Eco Draw dated the 8th March 2017.

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 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) Plan, elevation and sectional drawings of the rear balustrade at a scale of 1:20.

b) Plan, elevation and section drawings of metal spiral staircase, including alteration to railings at a scale of 1:20.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

d) Plan, elevation and section drawings of all new external and internal door at a scale of 1:20.

e) Lighting plan required to ensure reinstatement of original lighting layout. Spotlights are discouraged.

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.

3 No lights, meter boxes, flues, vents or pipes, alarm boxes, television aerials, satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

4 No tanking of vaults or damp proofing permitted unless details of such works are submitted and 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.

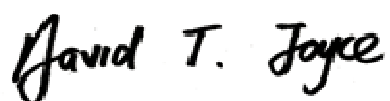
Informative:

- 1 The approved listed building consent relates to the internal works associated with the proposed conversion. This permission does not grant or imply planning permission which would be required prior to the commencement of any works.

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