

Mr Douglas Watt  
Flat 1d  
King Edward Mansions  
8 Grape Street  
London WC2H 8DY

Application Ref: **2017/1218/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

18 April 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**8 Flat 1d**  
**King Edward Mansions**  
**Grape Street**  
**London WC2H 8DY**

Proposal:  
Fitting of new cupboards and shelves to study, including replacement of existing cupboard.  
Drawing Nos: Design & access statement, cornice encasement, floorplan, location plan

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 Reason for granting listed building consent:

The site is a grade-II-listed former commercial premises of the late-Victorian/early Edwardian period, now converted to flats. While the interior appears somewhat altered, downstands and cornices survive that help explain its plan form prior to conversion.

The applicant wishes to install full-height fitted furniture in a rear room to replace existing similar fittings which encapsulate cornicing along the walls.

An initial proposal to break cornicing off a downstand beam crossing the room has been modified so that the cornice will now also be encapsulated, enabling the feature to be appreciated in future.

The proposed works will not harm the special interest of the grade-II-listed building and the site's planning history has been taken into account in making this decision. No public consultation was necessary for this application.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

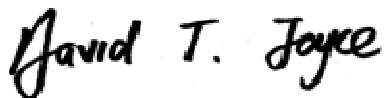
The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft

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.

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