

Gillian Mosely
36a Lambs Conduit Street
London
WC1N 3LD

Application Ref: **2016/6890/L**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

9 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36A Lamb's Conduit Street
London
WC1N 3LD

Proposal:

Amendments to listed building consents ref. 2011/6091/L dated 06/02/2012 and 2014/1075/L dated 17/03/2014 for the erection of a two-storey extension at rear lower ground and ground floor levels within rear garden in connection with existing maisonette in rear wing of building (Class C3); namely replacement of upper ground rear extension with part terrace and railings and other associated alterations.

Drawing Nos: Site Location Plan; (Prefix: LCS/) (as existing:) 001 A, 002 A, 003 A, 004 A, 005 A, 006 A, (as proposed:) 601, 602, 603, 604, 605.

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 details of all new glazing to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. 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 consent:

The proposal relates to non-original historic back extensions to the listed building, some parts of which are of some historic interest. The approved rear extension was to have a fully glazed roof and elevation, as well as a smaller roof light to the south.

Along with minor internal rearrangements, these glazed elements have been omitted from the current proposal, giving the proposal a more traditional appearance when viewed from above, to the benefit of the listed building. The height of the extension has been slightly lowered but the substantive scale and design of the extension is in line with the previous listed building consent ref. 2011/6091/L and its variation ref. 2014/1075/L. The extension remains subordinate to the host building and appropriate design by virtue of its size and location.

Whilst the development will have some impact in terms of additional bulk in the small rear historic yard; this is in accordance with previous recent permissions in this location is not considered harmful to the character or appearance of the host building, street scene or the Bloomsbury Conservation Area.

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.

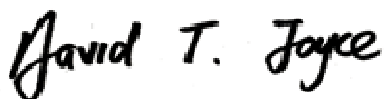
Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 and the Camden Local Plan Submission Draft 2016 policy D2. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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