

Mr. Tim Blackwell
MWA
66-68 Margaret Street
London
W1W 8RZ

Application Ref: **2016/4135/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

25 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Warwick Court
London
WC1R 5DJ

Proposal:

Various internal and external works, including replacement rear extension, in connection with a change of use from office (Class B1a) to residential (Class C3)

Drawing Nos: P_00 Rev. A; P_01 Rev. E; P_02 Rev. D; P_03 Rev. D; P_04 Rev. F; P_05 Rev. D; P_06 Rev. D; D_07 Rev. D; P_07 Rev. D; D_08 Rev. D; P_08 Rev. D; P_09 Rev. D; D_11 Rev. D; P_11 Rev. E; P_12 Rev. D; P_14 Rev. D; D_15 Rev. D; P_15 Rev. D; P_16 Rev. A; P_17 Rev. A; P_18 Rev. A; P_19, P_20, P_21

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 The development hereby permitted shall be carried out in accordance with the following approved plans: P_00 Rev. A; P_01 Rev E; P_02 Rev. D; P_03 Rev. D; P_04 Rev. F; P_05 Rev. D; P_06 Rev. D; D_07 Rev. D; P_07 Rev. D; D_08 Rev. D; P_08 Rev. D; P_09 Rev. D; D_11 Rev. D; P_11 Rev. E; P_12 Rev. D; P_14 Rev. D; D_15 Rev. D; P_15 Rev. D; P_16 Rev. A; P_17 Rev. A; P_18 Rev. A; P_19, P_20, P_21.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- b) Elevation, plan and section drawings at 1:2 and 1:10 of all doors, architraves, fixed panels (glazed or timber), infills to existing doors (to be shown in full internal elevations providing the context of the walls / any joinery in which they are set)
- c) Elevation, plan and section drawings at 1:10 of all fitted joinery to be installed, including wardrobes, tanking cupboards.
- d) Elevation, plan and section drawings at 1:10 of partition in middle room at first floor, as well as details at 1:2 of any moulding details and architraves and of its junctions and fixings with surrounding walls, ceilings and floors
- c) Elevation and section drawings at 1:10 of all new windows;
- d) Elevation and section drawings at 1:10 of all new fireplaces;
- e) Drawings at 1:1 of all new mouldings

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the special architectural or historic interest of the building 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 DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy D2 of the Camden Local Plan Submission Draft 2016.

- 4 Details of the retention of timber panelling, including a method statement for the carrying out of all work of dismantling, repair and reassembly necessitated, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the special architectural or 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 and Policy D2 of the Camden Local Plan Submission Draft 2016.

- 5 Prior to the removal of any timber panelling, all surfaces which are affected are to be photographed and the resultant record is to be deposited with the Local Planning Authority in an archival form.

Reason: To safeguard the identification and recording of features of historic interest associated with the fabric 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 and Policy D2 of the Camden Local Plan Submission Draft 2016.

- 6 All new external and internal works and finishes and works of making good shall match the existing work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the approved drawings hereby approved or as required by any condition(s) attached to this consent to the written satisfaction of the Local Planning Authority.

Reason: To safeguard the special architectural or historic interest of the building 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 DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy D2 of the Camden Local Plan Submission Draft 2016.

- 7 All existing historic features (for example, the wood panelling and ceiling mould etc.) shall be retained in situ except where indicated otherwise on the approved drawings hereby approved, or if approved as part of the discharge of another condition.

Reason: To safeguard the special architectural or historic interest of the building 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 DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting planning permission listed building consent

Listed building consent has already been granted for a change of use of the building from offices to create 4x residential units, and associated works (listed building consent reference 2015/7045/L). This application differs insofar as it seeks to create 5x residential units instead of 4x.

The change of use of the building back to its original residential use is still

welcomed. Externally, it is still considered that the proposed works would preserve the listed building and its features of special architectural or historic interest.

Internally, poor quality partitions associated with the former office use would be removed and the plan form of the original building would be largely restored. The revisions to the approved scheme are all considered to be acceptable in heritage terms. The use of the first floor front room, which retains the finest historic decorative fabric in the house, as a principal reception room, is beneficial to the appreciation of its special interest, and the use of the semi-separate space to the south as a kitchen should involve no heavier servicing than the approved bathroom use but does avoid the need for the lightweight timber partition that had been proposed. Otherwise, the proposed internal changes would still largely retain the original plan form of the building, which is welcomed.

No objections have been raised in relation to the works. The application site's 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 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.

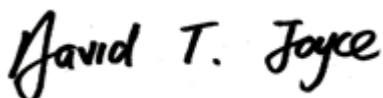
The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012 and Policy D2 of the Camden Local Plan Submission Draft 2016.

- 2 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.

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