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Patterdale  
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London  
NW1 3QJ

Application Ref: **2017/3659/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

31 July 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat C**  
**55 Oakley Square**  
**LONDON**  
**NW1 1NJ**

Proposal:  
Internal reorganisation and relocation of entrance door from common parts.  
Drawing Nos:  
OS Site Location Plan;  
P-17.035\_A-01\_rev.A, P-17.035\_A-02\_rev.A, P-17.035\_A-03\_rev.A;  
Listed Building Consent Design & Access Statement (Projection Architects, June 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 safeguard the special architectural and historic interest of the



building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The works hereby approved are only those specifically indicated in the following approved plans:

OS Site Location Plan;  
P-17.035\_A-01\_rev.A, P-17.035\_A-02\_rev.A, P-17.035\_A-03\_rev.A;  
Listed Building Consent Design & Access Statement (Projection Architects, June 2017).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting Listed Building Consent (delegated):

No. 55 Oakley Square is a Grade-II listed house of c.1845-59, part of a surviving terrace, Nos. 53-57 and the adjacent Nos. 58-70, lining the north side of the gardens. The composition, with railings, ornate porticos and window dressings varied across the historic terrace, which now misses the church of St Matthew which stood at its north-east end. No. 55 is sub-divided and the affected flat is on the first floor, which is expressed on the elevation as a piano nobile with a shared balustrade balcony. The affected flat extends beyond the historic rear elevation to the rear into a full-width, L-shaped twentieth-century extension.

The proposals are for refurbishment of the first-floor flat - which retains no historic joinery but does retain a broadly-legible historic plan-form and some historic fabric - with the minor-reorganisation of partitions and relocation of services. The internal corridor created along with other partitions which corrupt the volume of the original first-floor front room will be removed, and a lateral partition reinstated on the line of the original. This will form a new lobby for the flat with access through the original location of the door on the spine wall. New partitions will replace those existing within the volume of the original rear room, to create a bathroom and storage. Beyond this, existing nibs will remain exposed to mark the line of the original rear elevation, and no other sub-divisions altered. The in-filling of the existing flat-front-door off the corridor and the reduction of the open volume of the rear room is balanced by the reopening of the full volume of the front room - the principal room in the house. Existing service risers will be reused, and the existing floorboards retained under new float flooring.

The alterations are balanced in their impact on the house, will cost no historic fabric and bring the heritage benefit of improving the presentation of the original plan-form. The proposals, including new fabric, therefore cause no harm to the special interest of the listed building and are acceptable.

Since there are no exterior works proposed, no publicity was undertaken. The Bloomsbury CAAC was notified but submitted no comment. The site's planning history has been taken into account when making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

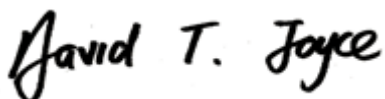
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



Executive Director Supporting Communities

2017/3659/L

David Joyce  
Director of Regeneration and Planning