

Mr Sumin Ng
Man & Man Planning Consultancy
Unit 20 Angerstein Business Park
Horn Lane
London
SE10 0RT

Application Ref: **2016/5210/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

21 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 & 16 Leigh Street
London
WC1H 9EW

Proposal:
Installation of replacement flue pipe to rear elevation (retrospective) and removal of timber structure to the rear ground floor.
Drawing Nos: MM14-149-101, MM14-149-102, MM14-149-02a, MM14-149-103a, MM14-149-104a, Site location plan, and Planning/Heritage Statement.

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:

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 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 Reason for granting listed building consent

Permission was originally granted in 1984 for the installation of a similar flue pipe from ground floor up to roof level. Retrospective planning permission is now sought following the installation of a replacement flue in the same position. The replacement flue is not visible from Leigh Street, and given the fact that it is a replacement of an existing, albeit slightly smaller, flue in the same location, it is considered acceptable. In order to reduce the visual prominence of the flue when viewed from neighbouring buildings, a condition will be secured requiring it to be painted black.

This also includes the removal of an unauthorised timber extension housing associated ductwork. Given the fact that the structure was constructed without consent, is an unattractive addition that adds bulk to the rear elevation and detracts from the special character of the listed building, its removal is welcomed by the Council.

The flue utilises existing pipework and service runs and therefore would have limited impact on historic fabric. The Council's Conservation Officer has assessed the proposals and does not object to the development.

One comment has been received from the Bloomsbury CAAC and duly taken into account prior to the determination of this application. The site's planning history has been taken into account prior to making this decision and 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.

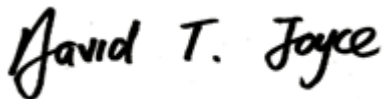
As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 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.
- 3 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning