

Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2017/4004/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

25 August 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 1  
27 Old Buildings  
London  
WC2A 3UP**

Proposal:

Reconfiguration of internal layout to enlarge living room and bathroom

Drawing Nos: Montagu Evans Cover Letter PD10491/TM/DT 12 July 2017; Montagu Evans Planning and Heritage Statement (D&A); 170007\_T\_002 Location Plan; 170007\_P\_003 Existing Plans - Third Floor; 170007\_P\_004 Existing Plans - Fourth Floor 170007\_P\_005 Proposed Plans - Third Floor; 170007\_P\_006 Proposed Plans - Fourth Floor; 170007\_P\_007 Demolition Plans - Third Floor; 170007\_P\_008 Demolition Plans - Fourth Floor; 170007\_P\_009 Existing and Proposed Section AA; 170007\_P\_010 Demolition Plans - Section AA

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:

Montagu Evans Cover Letter PD10491/TM/DT 12 July 2017; Montagu Evans Planning and Heritage Statement (D&A); 170007\_T\_002 Location Plan; 170007\_P\_003 Existing Plans - Third Floor; 170007\_P\_004 Existing Plans - Fourth Floor 170007\_P\_005 Proposed Plans - Third Floor; 170007\_P\_006 Proposed Plans - Fourth Floor; 170007\_P\_007 Demolition Plans - Third Floor; 170007\_P\_008 Demolition Plans - Fourth Floor; 170007\_P\_009 Existing and Proposed Section AA; 170007\_P\_010 Demolition Plans - Section AA

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):

The site is a grade II listed building and is listed as 'The Gatehouse'. A building on this site dates to 1518 and, having an entrance door to the court beyond, was originally the principal entrance to the Inns. The building included towers and was constructed in red brick with diaper patterns in a dark brick. Repairs were undertaken to it in the late 19th century and luckily the building remained intact following bombing in WW2, unlike many other buildings in this area. The tower was however rebuilt in 1956; some original elements were retained but many lost including its plan form, some of its external façade and internal historic fabric.

The proposed works include internal reconfiguration of the plan of Flat 1 which sits at third and fourth floor level. A wall will be removed between the living room and kitchen and a smaller section of wall in the bathroom to create additional space over the stairs. The proposals do not involve any loss of historic fabric or features and for these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No public consultation was necessary.

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.

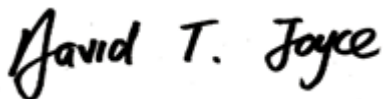
As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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



David Joyce  
Director of Regeneration and Planning