

Miss Olivia St-Amour  
Rapleys  
51 Great Marlborough Street  
London  
W1F 7JT

Application Ref: **2017/5308/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

12 December 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**22 & 23 Mecklenburgh Square**  
**LONDON**  
**WC1N 2AD**

Proposal:  
Repair and refurbishment to the basement staircases to nos. 22 and 23 Mecklenburgh Square, and the addition of new handrails.

Drawing Nos: 16010-A-0010 P01; 16010-A-2002 P01; 16010-A2003 P01; 16010-A-0007 P01; 16010-A-0008 P01.

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:

16010-A-0010 P01; 16010-A-2002 P01; 16010-A2003 P01; 16010-A-0007 P01; 16010-A-0008 P01.

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 Listed building consent is sought to include the alterations, repairs and remedial works to the basement staircase including, and the installation of a new wall perimeter handrail to basement stairs in the grade II\* listed building at 22-23 Mecklenburgh Square.

The proposed perimeter handrail on all staircases is intended to ease pressure on the original balustrades. It is identical in design and position as handrails approved on upper flights as part of application 2017/4318/L dated 14/09/2017

the repairs to the staircase would be sensitively detailed and would not harm the fabric of the staircase.

A site and press notice was advertised as part of the application. Historic England were consulted and authorise the Council determine the application as you we see fit in accordance with national and local policy guidance

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 policy 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

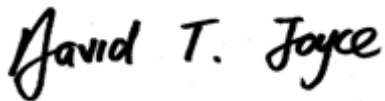
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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

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