

Par Architectural Ltd
40 Rosamond Avenue
Bradway
Sheffield
South Yorkshire
S17 4LT

Application Ref: **2017/5492/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

18 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Ely Place
London
EC1N 6TD

Proposal:
Creation of a walkway bridge over rear lightwell, replacement of existing rear window with access door and addition of safety railings around rear flat roof of existing ground floor extension.
Drawing Nos: Design and Access/Heritage Statement (09/01/2018); 3 x Photos; [1696/] 01, 03, 04 revA.

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: Design and Access/Heritage Statement (09/01/2018); 3 x Photos; [1696/] 01, 03, 04 revA.

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.

- 4 The metal railings hereby approved shall be painted black.

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 consent-

The rear elevation is modern dating from the 1970s, thus the alterations to the rear façade including replacing the existing window and adding an access bridge will not result in any loss of historical fabric. The new door will be made of mild steel powder coated frame to match the existing windows and thus blend within the existing fenestration. The railings are appropriate in design and location and will not add to the bulk or visual clutter of the rear extension, in this location away from the public realm.

Overall, the proposal is considered to be acceptable in terms of size, design, location and materials to be used, and will preserve the character, appearance, setting and special interest of the host and adjacent listed buildings.

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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

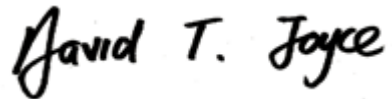
- 2 You are advised that any works of alterations or upgrading not included on the

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

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