

Mr R Litherland  
Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Application Ref: **2018/0411/L**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

9 March 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Ching Court Entrance**  
**11-13 and 15-19 Shelton Street**  
**London**  
**WC2H 9JN**

Proposal:

Relocation, installation and adaptation of existing metal gates to building entrance; installation of new timber panel doors alongside main building entrance; installation of 5x lantern lighting and LED strip; installation of internal partitions to create 2x separate entrances for upper floor residential units and installation of new intercom unit to entrance of residential building

Drawing Nos: 23945: E01; E02; E03 (OS Extract); Design and Access Statement by Rolfe Judd January 2018.

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: 23945: E01; E02; E03 (OS Extract); Design and Access Statement by Rolfe Judd January 2018.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Fully annotated elevation and sectional drawing at a scale of 1:20 of alterations to existing metal gates;

- b) Fully annotated sectional drawing at scale of 1:20 of proposed junctions to the existing fabric and the relocated gates;

- c) Fully annotated sectional drawing at a scale of 1:20 of proposed junctions to the existing fabric and proposed lantern lighting and LED lighting;

- d) Elevation and section drawings of all new doors at a scale of 1:10

- e) Details of proposed lantern lighting including elevation drawings at a scale of 1:20

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:

The proposed works to the host building consists of relocating the existing metal gates; installation of 2x timber panel doors and within the existing entrance passage, the installation of 2x partitions constructed of timber framed (toughened) glazing. The reasoning for these alterations to the Grade II listed building are to address existing issues of anti-social behaviour and crime, which at present is of regular occurrence within the entrance passage (from Shelton Street) to Ching Court.

It is considered that these works would cause overall detriment to the character and historic fabric of the host building. It is considered there may be potential harm to where the proposed lighting and the relocated will be attached to the exiting fabric. A condition will be attached upon approval for further details of the junctions

between the gates, the proposed lighting and the existing fabric to manage the impact.

The proposed 2x timber doors are considered to be acceptable and will not harm the fabric of the building. A condition will also be attached to secure further conditions on the door to ensure its design does not harm the special interest of the building. A further condition will also be attached to secure details of the alterations to the existing gates in order for them to fit into its new position.

As the works are external, public consultation was necessary and undertaken by placement of site notices in close proximity to the site and a press notice. No objections were received following consultation. The site's planning history was taken into account when coming to this decision.

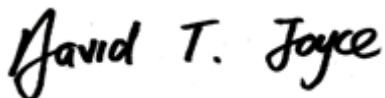
Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (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 the London Plan 2016 and the National Planning Policy Framework 2012.

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