

Application ref: 2019/1082/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 6 March 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Flaxman Lodge
Flaxman Terrace
London
WC1H 9AW

Proposal:

New single front door with glazed panel on either side and above, internal partition alteration

Drawing Nos: 4923-AALW-AD-DR-A-0403 P1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 The site is an Arts & Crafts caretaker's house of 1900, listed grade II and making a positive contribution to the Bloomsbury Conservation Area. The interior retains few original features.

The applicant wishes to discharge condition 4 (Sections, elevation and plan at 1:10 of the new front door) of 2018/5314/L (New single front door with glazed

panel on either side and above, internal partition alteration)

He has provided drawings of an appropriately detailed pair of single-glazed timber doors of Edwardian design visually matching a pair historically known to have existed in the same position.

The proposed works will not harm the special interest of the grade-II-listed building.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

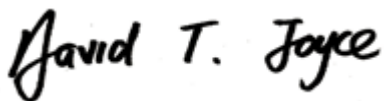
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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