

Application ref: 2019/4027/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 29 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

57-59

Monmouth Street

London

WC2H 9EZ

Proposal:

Approval of condition 4 listed building consent 2019/2233/L.

Drawing Nos:

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 4 of listed building consent 2019/2233/L which reads as follows:

Notwithstanding the approved drawings, the replacement staircase shall replicate the original Georgian staircase in location and design. Details of the replacement staircase shall be submitted to and approved by the Local Authority prior to the works commencing'

Details of the staircase have been submitted and these accurately show a typical Georgian staircase suitable for the age and style of the building. The original position of the staircase is slightly ambiguous as no plan of the original building exist. However, a photograph of a neighbouring building with the original staircase has been submitted indicating that the proposed position is very likely to be the historic location. The position of the staircase also makes sense within the context of other architectural components of the building.

As a result the proposals do not harm the grade II listed building and adequately satisfy the criteria set out in the condition.

The site's planning history has been taken into account in making this decision.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer