

Application ref: 2019/4999/L  
Contact: Joshua Ogunleye  
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Date: 17 December 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**16-20 Shorts Gardens**  
**London**  
**WC2H 9US**

Proposal:

Installation of replacement roof plant louvres together with installation of new louvers.  
Drawing Nos: 861(PL)001 Rev A, 861(PL)100 Photographic Report Rev B, 861(PL)120 Rev B, 861(PL) 121 Rev B, Environmental Noise Survey and Plant Noise Assessment Report 27014/PNA1

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 861(PL)001 Rev A, 861(PL)100 Photographic Report Rev B, 861(PL)120 Rev B, 861(PL) 121 Rev B, Environmental Noise Survey and Plant Noise Assessment Report 27014/PNA1

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 This application relates to the replacement of existing louvers and the installation of new louvers on the Shorts Street side of the roof of the Grade II listed building. The roof is not historic. Although it takes on an historic form there would be no loss of historic fabric. The louvres would be positioned on the internal roof slopes and the colour would match the existing slate tiles to ensure any visibility is reduced. It is considered that the design, size and positioning would have an acceptable impact on the host property's roof slope and would not harm the special interest of the historic building.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 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 D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer