

Mr Henry Pipe
Max Fordham Llp
The Rotunda
42-43 Gloucester Crescent
London
NW1 7PE

Application Ref: **2015/3399/L**
Please ask for: **Catherine Bond**
Telephone: 020 7974 **2669**

8 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Rotunda
42-43 Gloucester Crescent
London
NW1 7PE

Proposal:
Internal works to partitions at 1st, 2nd and 3rd floor levels
Drawing Nos: Site Location Plan; MFP_L_01 rev T1; MFP_L_01 rev T1; MFP_L_03 rev T2;
MFP_L04 rev T1; MFP_L05 rev T1; MFP_L08 rev T1; Design, Access & Heritage
Statement.

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent

The proposed works involve minimal interventions to the first, second and third floors of The Rotunda, a grade II listed former piano factory which is now in office use. The works that comprise the reconfiguration of modern internal stud partitions in the annexe to provide additional WC and shower facilities. Within the principal floor areas, the replacement of built-in furniture will improve sight lines across the office and allow for greater appreciation of the architectural form of the building, particularly at 3rd-floor level. The works will also include the creation of a small working space in the main office at 2nd and 3rd floor levels to mirror the already-consented print and storage area on the 1st floor. The proposed wedge-shape that this area will occupy is sympathetic to the geometry of the building and will preserve sight lines across this floor. The works are of a reversible nature and will not have an adverse impact on the internal floors of The Rotunda. It is considered that the proposed works will preserve the special interest of the grade II listed building.

The site's planning history was taken into account when coming to this decision. No public consultation was necessary for this application.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 and of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 2nd Floor, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment