

Application ref: 2021/0427/P
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Michael Drain Architects
11 - 13 Market Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Flat 9

Queen Alexandra Mansions

3 Grape Street

London

WC2H 8DX

Proposal: Details of method of fixing the new balustrade to the historic fabric pursuant to condition 4a of application 2017/5277/L, dated 8/8/2019 for "Erection of roof extension to replace existing, and alterations to rear elevation".

Drawing Nos: 291-0-001, 050, 055; 291-3-050, 051, 052, 053, 054, 055, 056, 057, 058, 059; 291-5-500.

Informative(s):

- 1 Reasons for granting approval.

Condition 4a states that detailed drawings, or samples of materials of the following shall be submitted prior to the relevant part of the works:

- a) Typical details of method of fixing the new balustrade to the historic fabric.

The submitted drawings show that the balustrade would not be fixed to the historic fabric of the building. A series of steel beams runs across the existing

terrace area and supports the timber decking. Steel channels would be fitted to these and the balustrade would be fixed down in this manner. The original parapet, terracotta coping, brickwork and mortar joints would remain untouched by the installation of the replacement balustrade. No historic fabric would be impacted as the fixing would be concealed behind the roof parapets. As a result, the details as submitted are acceptable.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The full impact of the proposed development has already been assessed.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed design details are acceptable and in general accordance with Policy D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to listed building consent granted on 8/8/2019, ref. 2017/5277/L which need details to be submitted, have been approved.

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 2021.

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 faint circular stamp.

Daniel Pope
Chief Planning Officer