

Mr Harman Sond  
Drawing and Planning Ltd  
Mercham House 25-27 The Burroughs  
Hendon Greater London NW4 4AR  
United Kingdom

Application Ref: **2015/5451/L**  
Please ask for: **Fergus Freney**  
Telephone: 020 7974 **3366**

3 December 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**27 Mercer Street**  
**London**  
**WC2H 9QR**

Proposal: Internal alterations at basement and ground floor levels and erection of glazing over rear courtyard.

Drawing Nos: Site location plan; MRCST-L001; E001; P001; P002; P003; S001; L101B; P101B; P102B; P103B; E101B; S101B

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 Detailed drawings in respect of the following, shall be submitted to and approved in



writing by the local planning authority before the relevant part of the work is begun:

a) Details including typical sections, elevations and plans at 1:10 of glazing bars and junctions with walls/brickwork.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 All new work and work of making good shall be carried out to match the original 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 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.

4 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 Reason for granting listed building consent.

The proposal would see alterations take place at ground and basement floor to re-align some rooms and install a glazed roof over the rear lightwell.

The interior of the property appears to have been modified during a late-20th-century Farrell refit. This has resulted in some of the existing plan form and fabric being both modern and inappropriate. The proposal moves the hallway to a more historically appropriate position while, following negotiation, a downstand and nibs will be retained in the spine wall, which does appear to survive in its original position.

The basement has also been altered previously meaning that the current proposals to this level do not result in any detrimental harm to the special interest of the listed

building. The courtyard to the rear of the building contains substantial post-modern elements and another covered rear well. The covering of the rear well is therefore not as harmful as it otherwise might be. After negotiation, an external array of spotlights was removed from a metal post-modern balcony.

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

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.8 of the London Plan 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment

Harman Sond  
Drawing and Planning Ltd  
Mercham House 25-27 The Burroughs  
Hendon Greater London NW4 4AR  
United Kingdom

Application Ref: **2015/4525/P**  
Please ask for: **Fergus Freney**  
Telephone: 020 7974 **3366**

3 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**27 Mercer Street**  
**London**  
**WC2H 9QR**

Proposal: Installation of glazing over rear courtyard and internal alterations.

Drawing Nos: Site location plan; MRCST-L001; E001; P001; P002; P003; S001; L101B;  
P101B; P102B; P103B; E101B; S101B

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; MRCST-L001; E001; P001; P002; P003; S001; L101B; P101B; P102B; P103B; E101B; S101B

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reason for granting permission.

Permission is sought for the installation of a glazed roof over a basement level lightwell at the rear of a Grade II Listed building.

The property backs onto a small publically accessible courtyard which is surrounded by buildings which have been altered, many of which with post-modern design features such as porticos and balconies. There is at least one other example of a similar development within the courtyard. Due to its position behind the boundary wall it would not be overly visible from the courtyard and is considered acceptable in this instance.

The proposal would be constructed from glazed panels with metal framing, arranged in a traditional form with multiple glazing bars to allow the glazing to be opened for ventilation. This approach is considered to be acceptable.

After negotiation, an external array of spotlights was removed from a metal post-modern balcony which improved the historic appearance of the courtyard.

There would be no impact on the amenity of neighbours as a result of covering the lightwell.

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

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s. 72 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 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 7.8 of the London Plan 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012

- 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
  
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment