

Application ref: 2022/4387/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Charrington Street
London
Camden
NW1 1RS**

Proposal:

Remedial structural works to stabilise settlement and cracking. Including underpinning, crack repair and floor restraints.

Drawing Nos: 4-5 Charrington Street_DAS_Rev2; 001_Location; 4-5 Charrington Street - Existing; 100RevA_Basement and Ground PROPOSED; 101RevA_1st and 2nd PROPOSED; 005_Elevations; 006_Section AA; 4-5 Charrington Street_0100 T1 - Floor Plans Showing Proposed Crack Repair Details; 4-5 Charrington Street_0200 T4 - Underpinning Details; 4-5 Charrington Street_0201 T3 - Crack Repair Details; 4-5 Charrington Street_ 9900 T2 - General Notes

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 development hereby permitted shall be carried out in accordance with the following approved plans:

4-5 Charrington Street_DAS_Rev2; 001_Location; 4-5 Charrington Street - Existing; 100RevA_Basement and Ground PROPOSED; 101RevA_1st and 2nd PROPOSED; 005_Elevations; 006_Section AA; 4-5 Charrington Street_0100 T1 - Floor Plans Showing Proposed Crack Repair Details; 4-5 Charrington Street_0200 T4 - Underpinning Details; 4-5 Charrington Street_0201 T3 - Crack Repair Details; 4-5 Charrington Street_ 9900 T2 - General Notes

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 The application building 4-5 Charrington Street is listed as Grade II on the National Heritage List for England (No. 1242929) and is also located in the Kings Cross St Pancras Conservation Area. The building is a mid-terrace property at the southern end of a Terrace of 10 houses constructed c.1840 in stock brick with stuccoed ground floors with channelled rustication. Window joinery is fenestrated with 12-pane sashes. The property has been previously subdivided into two maisonettes.

The proposal relates to remedial structural works to stabilise settlement and cracking throughout the property (primarily located at first and second floor level), including partial underpinning of the foundations, internal and external crack repairs and floor restraints. General repairs and maintenance will also occur as part of the works.

Structural repairs to the foundations - on the internal parti wall between 4-5 and 2-3, have been designed to minimise potential harm to the host building and will be undertaken sequentially. Heritage appropriate materials, such as render, replacement of bricks and repointing mortar joints, and internal plasterwork will be used to remediate the cracking and for patching.

Original features, including door and window joinery, are to be retained and repaired throughout. Broken windows on all levels to be made good and returned to an operable state and the shutters retained and repaired. The roof to be repaired as required and internal water damage to the ceilings and walls below to be made good.

While the remedial structural works will remove historic fabric and introduce untraditional material to the structure of the building, when considered cumulatively, the heritage benefits of the scheme in securing its longevity through maintenance and repair outweigh the harm posed.

It is therefore considered that the proposed works will not substantially harm the special interest of the Grade II Listed Building or the character or appearance of the Kings Cross St Pancras Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there was one Consultation response regarding the extent of works to the maisonette at 4. The scope of works affecting the property was clarified to the respondent and tenancy specific concerns referred on to the relevant parties.

- 2 The site's planning history has been taken into account when making 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 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer