

Application ref: 2023/0461/L
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Iceni Projects
Da Vinci House
44 Saffron Hill
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
163 - 203 Eversholt Street
London
NW1 1BU

Proposal:

Internal and external alterations including replacement of all windows on the rear elevation at ground, first, second, third and fourth floor, provision of louvres and ducting to the rear elevation, installation of secondary glazing to the ground, first and fourth floor at 163 Eversholt Street, ground and fourth floor of 183 Eversholt Street and ground, second, third and fourth floor at 203 Eversholt Street, installation of new plant and enclosure at lower ground floor level to the rear of 163 Eversholt Street, and replacement plant and PV panels on roof of 203 Eversholt Street.

Drawing Nos: 115-ANO-163-B1-DR-AX-11999-P7, 115-ANO-163-XX-DR-AX-17001-P4, 115-ANO-183-XX-DR-AX-17002-P4, 115-ANO-203-RF-DR-AX-01009-P3, 115-ANO-203-RF-DR-AX-11009-P5, 115-ANO-203-XX-DR-AX-17003-P4, 115-ANO-203-XX-DR-AX-17005-P4, 115-ANO-XX-XX-DR-AX-07001-P4, 115-ANO-XX-XX-DR-AX-07002-P4, 115-ANO-XX-XX-DR-AX-07003-P4, 115-ANO-XX-XX-DR-AX-07004-P4, 115-ANO-XX-XX-DR-AX-07005-P4, 115-ANO-XX-XX-DR-AX-07006-P4, 115-ANO-XX-XX-DR-AX-07007-P4, 115-ANO-XX-XX-DR-AX-07008-P4, 115-ANO-XX-XX-DR-AX-36010-P4, 115-ANO-XX-XX-DR-AX-36020-P4, 115-ANO-XX-XX-DR-AX-36100-P3, 115-ANO-XX-XX-DR-AX-36110-P3, 115-ANO-XX-XX-DR-AX-36120-P2, 115-ANO-XX-XX-DR-AX-36130-P2, 115-ANO-XX-XX-DR-AX-36140-P2, 115-ANO-XX-XX-DR-AX-36150-P2, 115-ANO-00-DR-A-00000 P4, Heritage Statement Dec 2022

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: 115-ANO-163-B1-DR-AX-11999-P7, 115-ANO-163-XX-DR-AX-17001-P4, 115-ANO-183-XX-DR-AX-17002-P4, 115-ANO-203-RF-DR-AX-01009-P3, 115-ANO-203-RF-DR-AX-11009-P5, 115-ANO-203-XX-DR-AX-17003-P4, 115-ANO-203-XX-DR-AX-17005-P4, 115-ANO-XX-XX-DR-AX-07001-P4, 115-ANO-XX-XX-DR-AX-07002-P4, 115-ANO-XX-XX-DR-AX-07003-P4, 115-ANO-XX-XX-DR-AX-07004-P4, 115-ANO-XX-XX-DR-AX-07005-P4, 115-ANO-XX-XX-DR-AX-07006-P4, 115-ANO-XX-XX-DR-AX-07007-P4, 115-ANO-XX-XX-DR-AX-07008-P4, 115-ANO-XX-XX-DR-AX-36010-P4, 115-ANO-XX-XX-DR-AX-36020-P4, 115-ANO-XX-XX-DR-AX-36100-P3, 115-ANO-XX-XX-DR-AX-36110-P3, 115-ANO-XX-XX-DR-AX-36120-P2, 115-ANO-XX-XX-DR-AX-36130-P2, 115-ANO-XX-XX-DR-AX-36140-P2, 115-ANO-XX-XX-DR-AX-36150-P2, 115-ANO-00-DR-A-00000 P4, Heritage Statement Dec 2022

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

Informative(s):

- 1 Listed building consent is sought for a number of minor internal and external alterations to the existing buildings. Externally the works include the replacement of all windows on the rear elevation with new double glazed fittings, new plant equipment on the roof of No.203 with 4 existing condenser units being replaced with 2 of a similar size plus an additional condenser, new ventilation louvres to the front lightwell windows at No.163 and installation of two ASHP's in rear lightwell of No.163. Internally, the works include the installation of slimline secondary glazing at part ground floor, second floor and fourth floor of 163 Eversholt Street, entrance and part fourth floor of 183 Eversholt Street and ground, second, third and fourth floor of 203 Eversholt Street.

Unlike the front façade, the existing rear elevation is of modern construction

with no historic significance. As such, the replacement of all windows on this elevation is considered acceptable and would not cause harm to the appearance of the host building and surrounding area. Similarly, the installation of ASHP's in the rear lightwell and pipework on the rear elevation is considered acceptable given the absence of any historic features of significance to this part of the site.

The replacement plant on the roof of No.203 would largely mirror that of the existing equipment at this level and would not result in a loss of historic fabric or harm the significance of the listed building. To the front, the installation of louvres in the lower section of four lightwell windows to No.163 is considered a minor alteration which would not cause harm to the historic significance of the listed building.

Internally the installation of secondary glazing to the historic windows on the front elevation of the buildings is considered acceptable. The submitted secondary glazing drawings have been reviewed by the Council's conservation officer who has confirmed the proposals would not cause harm to the historic significance of the listed building, subject to a condition requiring details of the glazing and detailed drawings to be submitted to show the glazing will not affect historic joinery.

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.

No objections have been received following statutory consultation on the application. The site's planning history has been taken into account when determining the application.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

Daniel Pope
Chief Planning Officer