

Application ref: 2023/1989/L
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GD Surveyors Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 189 and 215
Levita House Ossulston Street
London
NW1 1EZ

Proposal:

The proposed works relate to internal alterations to upgrade the energy performance of Flats 189 and 215 Levita House. Including the installation of internal wall insulation to external walls, installation of mechanical ventilation units with external grills in the kitchen and bathroom, new kitchen and bathroom fittings, and making good of the external flue and pipework.

Drawing Nos: Site Location and Block Plan; Flat 189_Levita House_Listed Building Assessment; Flat 215_Levita House_Listed Building Assessment; Flat 189_Levita House Camden_Design IWI; Flat 215_Levita House Camden_Design IWI; Flat 189_Existing Plan_2119-102; Flat 215_Existing Plan_2119-103; Flat 215_Proposed Plan_2119-111-D; Flat 189_Proposed Plan_2119-110-E; Existing and Proposed Window Details

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:

Site Location and Block Plan; Flat 189_Levita House_Listed Building Assessment; Flat 215_Levita House_Listed Building Assessment; Flat 189_Levita House Camden_Design IWI; Flat 215_Levita House Camden_Design IWI; Flat 189_Existing Plan_2119-102; Flat 215_Existing Plan_2119-103; Flat 215_Proposed Plan_2119-111-D; Flat 189_Proposed Plan_2119-110-E; Existing and Proposed Window Details

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 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.

Informative(s):

- 1 The subject building Levita House is listed as Grade II on the National Heritage List for England (No. 1113232). The application relate to works to flats 189 and 215. Levita House was constructed in 1930-31 to the designs of the LCC Architect's Department under G. Topham Forrest. Part of the Ossulston Estate, the building is described as "the most important inner-city estate of the inter-war period, representing a considered attempt by the LCC to inject new thinking into inner-city housing estates." The design was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation. The exterior ground floor is channelled to appear as stone, and the brickworks has a roughcast rendered finish above, it has integrated balconies and the hipped roofs are covered in pantiles with tall chimney stacks.

The interiors of the two subject flats have been altered in-part with the original chimney surrounds removed/infilled. Windows have a square or angled head detail, and skirtings have a plain square profile.

The proposed works include the installation of internal wall insulation (IWI), associated mechanical ventilation units with external grills in the kitchen and bathroom, new radiators and kitchen and bathroom fittings, and making good of the external flues and pipework.

In this specific case, the proposed IWI will have nominal adverse impact on historic fabric and architectural features. While the size of the rooms will be reduced, the original planform and general character and appearance of the internal spaces will remain intact. The existing skirting boards will be retained in-situ and left unaltered behind the applied insulation, and the corners of the IWI will have a chamfered/angled detail to minimise the visual prominence at the junctions.

The proposed new external vents will be minimal in scale and have a terracotta airbrick or powdercoated metal materiality to match the colour of the brickwork. In flat 189 the external appearance of the existing extractor fan that faces the inner courtyard will remain unaltered.

All new radiators and kitchen and bathroom fittings are to be installed in the existing locations with no new penetrations made through the historic fabric.

Therefore, the proposed works are such that there will not harm posed to the special interest of the Grade II Listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses.

- 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer