

Application ref: 2023/1738/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Chamberlain Street
London
Camden
NW1 8XB**

Proposal:

Excavation of basement extension, new balustrade, juliet balcony to rear door, alterations to existing internal walls and new partition walls on the ground and basement level.

Drawing Nos: CHA5-SITECHA5-2-EX-100-01, CHA5-2-EX-100-02, CHA5-2-EX-100-01, CHA5-2-EX-100-03

CHA5-2-PL-100-01d, CHA5-2-PL-100-02b, CHA5-2-PL-100-03a, CHA5-C-50-07,
CHA5-C-50-09

STV6032-R01 (Rev A) (June 2023), Method Statement for Basement Works (22/06/2023), Heritage Statement (September 2022), Design and Access Statement (April 2023)

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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:

CHA5-SITECHA5-2-EX-100-01, CHA5-2-EX-100-02, CHA5-2-EX-100-01, CHA5-2-EX-100-03

CHA5-2-PL-100-01d, CHA5-2-PL-100-02b, CHA5-2-PL-100-03a, CHA5-C-50-07, CHA5-C-50-09

STV6032-R01 (Rev A) (June 2023), Method Statement for Basement Works (22/06/2023), Heritage Statement (September 2022), Design and Access Statement (April 2023)

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.

Informatives:

- 1 Reason for consent:

During the course of application, the basement has been reduced to ensure the depth is kept at the same depth as the ground floor rear extension. Its size and bulk is considered acceptable and would not adversely impact the character and appearance of the historic building.

The development is not considered to cause harm to the grade II building's special interest or setting, or to the conservation area. The Council's Conservation Officer has assessed the revised proposal and does not object.

There are new balustrades proposed at ground floor level to cover the lightwell. These are now proposed as traditional black metal railings to ensure that traditional materials are used on the listed building which are sympathetic to its architectural age and style.

The internal alterations at ground and basement floors include a new staircase

to the basement and dividing walls which are considered acceptable changes in relation to the fabric and spatial layout of the historic building and will not significantly harm the special interest of the building.

The property's basement was previously self-contained with an entrance to the front through the light well, however the introduction of the internal staircase to the basement means that the building is now used as a single family dwelling house. This alteration is acceptable in heritage terms as the building will function as a single dwelling house.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s16 the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. Following amendments to the scheme the Primrose Hill CAAC have withdrawn their objection on the application. The planning history of the site has been taken into account when coming to this decision.

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 2023

- 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2023.

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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer