

Application ref: 2024/4206/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 25 November 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 103 Levita House
Chalton Street
London
NW1 1JL

Proposal:

Internal planform alterations with the creation of new openings and relocation of kitchen and bathrooms and facilities.

Drawing Nos: Location Plan; Flat 103 Levita House Planning and Heritage Statement_2024/7690HER; Existing Plan_24/340/11; Proposed Plan_24/340/13B; Proposed Floor Plan_24/340/13C; Existing and Proposed Elevations A, B, C_24/340/15D; Existing and Proposed Elevation D_24/340/17B; Door Details_Elevation A_24/340/18; Door Details_Elevation B_24/340/19B

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:

Location Plan; Flat 103 Levita House Planning and Heritage Statement_2024/7690HER; Existing Plan_24/340/11; Proposed Plan_24/340/13B; Proposed Floor Plan_24/340/13C; Existing and Proposed Elevations A, B, C_24/340/15D; Existing and Proposed Elevation D_24/340/17B; Door Details_Elevation A_24/340/18; Door Details_Elevation B_24/340/19B

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 Detailed drawings, manufacturer specification, and materials, 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) Elevation and section drawings showing new internal door joinery design at a scale of 1:10 and/or 1:25
- b) Manufacturer specifications and details (material, finish, hardware) of proposed new door joinery.

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.

- 4 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). Levita House was constructed in 1930-31 to by London County Council Architect's Department as part of the Ossulston Estate with the innovative elevation design and layouts influenced by Viennese housing model. 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." Levita House, the attached shops and Somers Town Coffee House were listed in 1996. The application relates to internal works to Flat 103 which is a maisonette located in the south-east wing of the building that faces to Chalton Street and the British Library.

The proposal includes alterations to the lower 3F level with the creation of new double door opening between the existing bathroom/lounge, swapping of the

kitchen and bathroom facilities, extension of the hallway WC, and replacement of door joinery. No works are proposed to the upper 4F attic level.

The existing planform has been previously altered with the relocation of the main stair and removal of fireplace surrounds, and is not reflective of an intact historic arrangement or uniform layout repeated throughout the building. The existing internal door joinery is modern fabric so the removal of these units is acceptable, the final detailed design and specification of the new timber doors will be confirmed through Condition. All original surviving features - including architraves, skirting and the transom light above the WC, will be retained.

Alterations and additions to the partition walls and internal doors would therefore not pose harm to the historic and architectural significance or special interest of the Grade II listed building.

- 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 2021 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.
- 4 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.
- 5 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer