

Application ref: 2024/0539/L
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Regeneration and Planning
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

100 and 100a Chalk Farm Road
London
NW1 8EH

Proposal:

Removal of existing steel beams in party wall with adjoining Roundhouse and works of repair and making good to brickwork

Drawing Nos: 106885-PEF-ZZ-ZZ-SK-S-00801 P02; 106885-PEF-ZZ-ZZ-SK-S-00802 P02; 106885-PEF-ZZ-ZZ-SK-S-00803 P01; 106885-PEF-ZZ-ZZ-SK-S-00804 P01; 106885-PEF-ZZ-ZZ-SK-S-00805 P01; 106885-PEF-ZZZZ-SK-S-00806 P01; 106885-PEF-ZZ-ZZ-SK-S-00807 P01; 106885-PEF-ZZ-ZZ-SK-S-00808 P01; 106885-PEF-ZZ-ZZ-SK-S-00809 P01; 106885-PEF-ZZ-ZZ-SK-S-00810 P01; 106885-PEF-ZZ-ZZ-SK-S-000811 P01; 106885-PEF-ZZ-ZZ-SK-S-000812 P01; 106885-PEF-ZZ-ZZ-SK-S-000813 P01; 106885-PEF-ZZ-ZZ-SK-S-000814 P01; Heritage Engineering Report, prepared by Pell Frishmann (dated January 2024)

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: 106885-PEF-ZZ-ZZ-SK-S-00801 P02; 106885-PEF-ZZ-ZZ-SK-S-00802 P02; 106885-PEF-ZZ-ZZ-SK-S-00803 P01; 106885-PEF-ZZ-ZZ-SK-S-00804 P01; 106885-PEF-ZZ-ZZ-SK-S-00805 P01; 106885-PEF-ZZZZ-SK-S-00806 P01; 106885-PEF-ZZ-ZZ-SK-S-00807 P01; 106885-PEF-ZZ-ZZ-SK-S-00808 P01; 106885PEF-ZZ-ZZ-SK-S-00809 P01; 106885-PEF-ZZ-ZZ-SK-S-00810 P01; 106885-PEF-ZZ-ZZ-SK-S-000811 P01; 106885-PEF-ZZ-ZZ-SK-S-000812 P01; 106885-PEF-ZZ-ZZ-SK-S-000813 P01; 106885-PEF-ZZ-ZZ-SK-S-000814 P01; Heritage Engineering Report, prepared by Pell Frishmann (dated January 2024)

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.

- 4 Method statement - steel beams

No demolition shall commence until a demolition method statement for the removal of the steel beams attached to the Roundhouse has been submitted to and approved in writing by the local planning authority. The demolition method statement shall include all the following:

- Detail of the works and the methodology for detaching the steel beams from the Roundhouse,
- Measures to prevent and minimise the potential for damage to the Roundhouse,
- Details of supervision by a suitably qualified engineer, and
- A programme for the works.

All works carried out as part of the development must be undertaken in accordance with the terms of the agreed demolition method statement.

Reason: To protect the stability, fabric and significance of the Roundhouse, in accordance with policy D2 of the Camden Local Plan 2017.

- 5 Cleaning of brickwork

No cleaning of exposed brickwork shall commence until a detailed methodology for the cleaning process has been submitted to and approved in writing by the local planning authority. Any cleaning of brick must be carried out in strict accordance with the approved methodology.

Reason: To protect the fabric and significance of the Roundhouse, in accordance with policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.
- 3 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer