

DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2010/1350/L**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

17 June 2010

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**87 Holmes Road
Kentish Town
London
NW5 3AX**

Proposal:

Part three storey and part single storey extension to Cathcart Street, single storey extension to Willes Road extension, erection of new external staircase facing existing playground, internal alterations, partial demolition, formation and widening of pedestrian and vehicular access points and other incidental works for continual use within Class D1 (education establishment).

Drawing Nos: Heritage statement, 10.3.2010; Statement of community involvement, March 2010; BS 5937 compliance report 90538 rev B; Structural engineering report, 3.3.2010; Acoustic assessment external plant noise, 4.3.2010; Planning statement, March 2010; Travel plan, March 2010; Transport statement, March 2010; Daylight, sunlight and shadow study; Architectural drawings to accompany the planning submission, March 2010; Energy assessment, March 2010; Design and access statement, March 2010; Supplement to the design and access statement, March 2010; Supplement to the design and access statement May 2010; Addendum to the transport statement, May 2010; Crime prevention statement 11.5.2010; 1000 P1; 1001 P1; 1002 P3; 1004 P3; 1005 P1; 3006 P4; 3007 P4; 3008 P1; 4003 P4; 4004 P4; 4006 P3; 4008 P3; 4009 P2; 4110 P1; 4111 P3; 4112 P1;



4113 P3; 4114 P3; 4115 P2; 4116 P3; 4117 P3; 4118 P1; 4119 P2; 4010 P3; 4120 P2; 4200 P1; 4201 P2; 4202 P1; 4203 P2; 4204 P3; 5100; 7001 P1; GIBB100_1 P1; GIBB100-B REV P1; GIBB100-G(1) REV P1; GIBB100-1M REV P1; GIBB100-2 REV P1; GIBB100-2M REV P1; GIBB100-R REV P2; GIBB100-E(1) REV P1; GIBB100-E(2) REV P1; GIBB100-E(3) REV P1; GIBB100-E(4) REV P1; GIBB100_S(1) P1; GIBB100-S(2) REV P1 Sections A-F; GIBB100-S(2) REV P1 Sections G,H&I; GIBB100-S(3) REV P1 Sections J-N; Room layout/elevations room 0.32 plan part 1 issue A; Room layout/elevations room 0.32 plan part 2 issue A; Room layout/elevations room 1.07 plan issue A; Room layout/elevations room 1.07 elevations issue A; Room layout/elevations room 2.03 plan part 1 issue A; Room layout/elevations room 2.03 plan part 2 issue A; 12823_100_G(2)_P1.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work commence:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new internal and external door openings at a scale of 1:10 with details at a scale of 1:1.

d) Details of all new WCs and kitchens including sanitary ware, partition systems, service runs and the relationship of new pipework with the structure of the building at a scale of 1:20.

e) Internal partition details including glazing details, masonry and plasterboard and method of fixing to existing fabric at a scale of 1:20.

f) Fixings and wall finishes details including plans, sections and elevations regarding the extensions where they abut the listed building at a scale of 1:5;

g) Junction details including sections of all new-build and existing building elements, both external and internal at a scale of 1:5;

h) The introduction of new floor slabs and mezzanines, typical details of new floor construction and how it is connected to the historic fabric of the building at a scale of 1:5 including sections and plans

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 A schedule of where repairs and reinstatement are required to the existing windows on the listed building and an accompanying method statement shall be submitted to and approved in writing by the Council before the relevant part of the works commence. Where double glazing is proposed typical sections and plans at scale 1:5 shall be submitted showing how the double glazed units integrate into the window frames. Where new windows are proposed typical sections and plans at scale 1:5 shall be submitted. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 All new external rainwater goods fixed to the listed building shall be cast iron and painted black.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Details (including plans and sections at a 1:10 scale, drawings of the joinery, 1:2 scale drawings of the head, jamb and cill showing materials and finishes) of the proposed window on the west elevation of the Cathcart Street wing shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

7 Written method statements in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) the cleaning, repair, stripping of paint and reinstatement of all existing glazed bricks.
- b) parquet flooring cleaning, repairs and reinstatement
- c) general repair, reinstatement and repointing of external brickwork.
- d) cleaning of external brickwork.
- e) external stone repair and reinstatement.
- f) roof slate repairs and reinstatement.
- g) all damp proofing works.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 This permission is granted without prejudice to the necessity of obtaining listed building consent for any CCTV cameras around the site or attached to the listed building.
- 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 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (listed buildings). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- high standard of design having regard for local context and the special historic and architectural interest of the listed building. For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

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