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Application Ref: **2010/0703/L**
Please ask for: **Jenny Fisher**
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11 May 2010

Dear Sir/Madam

DECISION

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

Listed Building Consent (Demolition) Granted

Address:

33 Chalcot Square

London

NW1 8YA

Proposal:

Works associated with a change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level, 1 x maisonette on upper floors including amendments to an existing rear extension and the erection of new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side and internal works.

Drawing Nos: 3245/EX01 rev. A 3245/EX05 rev.A; 3245/EX10 rev.B; 3245/EX11rev. A; 3245/EX12 rev.A; 3245/EX13; 3245/EX14; 3245/EX15; 3245/EX20 rev.B; 3245/EX21 rev.B; 3245/EX30 rev A; 3245/EX31 rev.A; 3245/EX32 rev.A; 3245/EX40 rev.A; 3245/EX41 rev.A; 3245/EX42 rev.A; 3245/C/D05; 3245/C/D10; 3245/C/D11; 3245/C/D12; 3245/C/D13; 3245/C/D14; 3245/C/D30; 3245/C/D31; 3245/C/D32; 3245/C/PO5; 3245/C/P10; 3245/C/P11; 3245/C/P12; 3245/C/P13 rev.A; 3245/C/P14 rev.A; 3245/C/P15 rev.A; 3245/C/P20; 3245/C/P21 rev.A; 3245/C/P30; 3245/C/P31; 3245/C/P32 rev.A; 3245/C/P40; 3245/C/P41; 3245/C/P42 rev.A; 3245/C/P50; 3245/C/P60; 3245/C/P61; 3245/C/P62; Short history and assessment of architectural interest; Tree Report and Survey; Historic plan.



The Council has considered your application and decided to grant Listed Building Consent (Demolition) 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 works hereby approved are only those specifically indicated on the drawings referred to above.

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 All new external and internal works and finishes and works of making good to the retained historic 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 conditions 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.

- 4 All architectural features on the front side and rear elevations e.g. cornices, architraves, porches, balustrades, etc., and railings shall be retained and repaired to match the original work.

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 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 is begun:

a) A fully detailed schedule of all new windows including jambs, head and cill, and drawings (typical plan, elevation and section) to a scale of 1:10 with typical glazing bar details at 1:1 for each window to be repaired, or replaced. The schedule must cross reference elevations, drawings and an annotated photographic record of existing windows would be useful.

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

c) Drawings of all new joinery including shutterboxes at a scale of 1:10.

d) Drawings of all new internal cornices and skirting at a scale of 1:10.

e) The glazing to the top of partition in the new wet room in the second floor bedroom shall be scribed around the cornice.

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.

- 6 The new roof light shall be a conservation type roof light that shall be flush with the roof in which it will sit.

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.

- 7 All new rainwater goods, soil pipes and other external pipework are to be cast iron and painted black.

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.

- 8 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the approved drawings.

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.

- 9 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the building.

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.

- 10 Any repointing must match the original mix, colour and profile. All raking out of mortar is to be carried out with hand held tools and not with mechanical or power driven devices.

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.

Informative:

1 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). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer's report

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