

Ms Attila Howarth
Kipling Co Ltd
Basement Office
1 Princess Square
London
W2 4NP

Application Ref: **2015/1807/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

15 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Birkenhead Street
London
WC1H

Proposal:
Erection of mansard to create a self contained residential flat (Class C3)
Drawing Nos: Planning and Heritage Statement, March 2015, Design and Access Statement, 19.03.15, Existing Plans (7-01), Existing Plans (7-02), Existing Section AA (7-03), Existing Elevations (7-04), Existing Elevations (7-05), Proposed Plans (7-06), Proposed Plans (7-07), Proposed Section AA Hipped Roof Detail (7-08), Proposed Elevations (7-09), Proposed Elevations (7-10).

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 work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

There are existing mansard roof extensions to Nos. 1 - 4 with smaller roof extensions at Nos.5 & 6 Birkenhead Street. The proposed mansard roof would continue this roof pattern and complete the appearance of the terrace. The principle of a roof addition is therefore acceptable.

The form, design and materials of the roof are considered appropriate to the traditional terrace house of this period (both the mansard and dormer windows) and are consistent with the majority of existing mansard roof extensions along Birkenhead Street (akin to Nos.2-4), in addition to guidance within CPG1, with particular regard to the mansard's pitch and width. In this regard the proposed works would complement the building and enhance the setting of the listed terrace and thus the character and appearance Kings Cross Conservation Area.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and

paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment