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Application Ref: **2015/3922/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

20 November 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**36 Chalcot Crescent**  
**London**  
**NW1 8YD**

Proposal:

Replacement of existing sash window at rear ground floor level with French doors. Internal alterations at ground, 1st, 2nd and 3rd floor levels.

Drawing Nos: Ground floor plan existing 153 00, ground floor plan proposed 160 00, ground floor plan existing and proposed 161 00, first floor plan proposed 180 00, first floor plan existing and proposed 181 00, second floor plan proposed 200 00, second floor existing and proposed 201 00, third floor plan proposed 220 00, third floor plan existing and proposed 221 00, staircase section 250, rear elevation existing 260 00, rear window internal elevation existing 282, rear window internal elevation proposed 283, window section 285, interior woodwork 286, structural calculations, heritage assessment incorporating D&A statement, site map

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 The site is a grade II listed terraced house of the 1850s.

Alterations were initially carried out without consent and the proposal aims to regularise the alterations to plan form and reinstate details/materials of the house. An enforcement case is associated: EN15/0024.

The ground floor layout remains unchanged, the first floor plan is to be reinstated to a traditional two room layout, while on the second floor a landing had been introduced which is to be removed. In the attic a bathroom is to be removed leaving a single volume. Some structural steelwork is to be inserted additively to reinforce joists, which will be retained. Timber lintels are to be installed and the staircase, which has had its nosings cut off, is to be reinstated in its former form. The plan forms and decorative details are considered acceptable, and lath and plaster are to be reinstated at ground floor level.

An original proposal to alter two stair windows to the rear of the property was removed on officer advice so that the rear elevation of the property now remains unaltered, apart from a large rear ground floor window which is altered to incorporate a pair of French windows within the existing aperture.

No alterations are proposed to the basement, the roof or the front elevation.

The application has been advertised in the press and by means of a site notice, whereby there was one response, from the Primrose Hill Conservation Area

Advisory Committee. This objected to the alteration of the staircase window. In consequence, this part of the proposal has been withdrawn, as noted above. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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, 2nd floor, 5 Pancras Square, London N1C 4AG , (tel: 020-7974 6941).
- 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.

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