

Mr. Sam Causer
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13 Hawley Square
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CT9 1PF

Application Ref: **2015/6584/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

2 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 1
13 Pond Street
London
NW3 2PN**

Proposal:

Internal alterations including new doors and joinery at basement, 1st and ground floors. Infill at first floor of void over basement with floor meeting double skin glass to shopfront to create bedroom, with reorganisation of partitions throughout to create new circulation, en suite and storage. Introduction of new radiators. New beam and block floor to existing rear extension room, with structural improvements to foundations beneath affecting a Grade II Listed Building.

Drawing Nos: Site Location Plan;

SU_001 rev B, SU_002 rev B, SU_003 rev B, SU_004 rev B, SU_005 rev B, SU_006 rev B, SU_007 rev B, SU_010 rev B, SU_011 rev B, SU_012 rev B;

GA_001, GA_002 rev A, GA_003, GA_004, GA_005, GA_006, GA_007, GA_010, GA_011 rev A, GA_012 rev A;

Design, Access and Heritage Statement

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 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 Reason for granting Listed Building Consent

The proposed works affect only fabric that was altered during the reconfiguration of the building during the 1990s, prior to it being listed. A stud partition is to be erected to enclose an original vault in the basement, but this reversible change will involve no work to historic brickwork or masonry. As such, no historic fabric will be affected by the proposals and there will be no detrimental impact upon the little historic plan form which survives or the spatial quality of the building.

Consideration has been given to the contribution possibly made by the 1990s works themselves to the special interest of the listed building, but even this is held to be little-affected by the proposed refurbishment and reorganisation. As the Historic England list description makes clear, no. 13 Pond Street was listed as part of the terrace of houses at nos. 5-13, together included for group value as part of a planned scheme with The Roebuck Public House at no. 15. The works will not affect the external appearance of the listed building, and without and within its special interest will be preserved.

Since the proposals which are the subject of this application are internal only, involving no demolition, and the building is listed at Grade II, no consultation was necessary. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 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, 2nd Floor, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment