

Mr Chris Eaton  
Stiff and Trevillion  
16 Woodfield Road  
London  
W9 2BE

Application Ref: **2016/0682/L**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

21 March 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**29 Chalcot Square**  
**London**  
**NW1 8YA**

Proposal:

Creation of upper ground floor level balcony at rear with black painted metal balustrade and black painted metal staircase to access garden level; lowering of upper ground floor level window cill and replacement of existing sash window with French doors to access new balcony; infill of side facing upper ground floor level opening with matching brickwork

Drawing Nos: 0014 - 0 001; 0014 - 0 002; 0014 - 1 001; 0014 - 1 002; 0014 - 1 003; 0014 - 2 001; 0014 - 2 002; 0014 - 2 003

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 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  
Listed building consent was granted in 2011 (reference 2011/0111/L) for the upper ground floor level balcony, the staircase and the lowering of the rear window cill and French doors; however, the permission was not implemented and has since expired.

The proposed works are still considered to be acceptable. The balcony and staircase at the rear are considered to be acceptable on the basis that there has previously been a lean-to structure in this position (as demonstrated by the marks on the walls) and other properties in the row also have rear terraces/staircases, albeit smaller (e.g. Nos. 30 and 31).

The lowering of the rear window cill and the replacement of the sash window with French doors would result in a small loss of historic fabric; however, the proposal would not cause undue harm to the architectural or historic interest of the building and the enlarged opening would match No. 31 Chalcot Square (approved pursuant to planning reference 9470024). Similarly, the infilling of the side-facing door on the closet wing would not cause undue harm to the architectural or historic interest of the building either.

Whilst the rear elevations of Nos. 29-33 Chalcot Square are visible from Berkeley Road, No. 29 is reasonably well screened from public view due to its position at the end of the row and the alterations would not be prominent in views of the host building.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed 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.

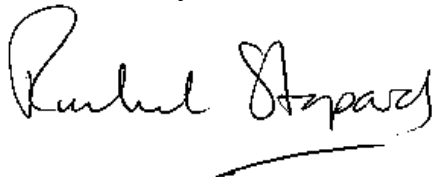
The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policy 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

- 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment