

Ms Jill Ingram
Type3 studio
38A Southampton Road
London
NW5 4JR

Application Ref: **2016/0596/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

1 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Carriage Row
163 Eversholt Street
London
NW1 1BU

Proposal:
Demonstration Kitchen exhaust canopy in ground floor.
Drawing Nos: 1602AA0512, 1407AA0500, 1407AA0051, 1407AA0052, 01407AA060,
heritage statement, design & access 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 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 applicant has previously received listed building consent (2015/1623/L) to install a glazed screen, staircase and an end wall of cupboards incorporating the extraction for a cantilevered cooker hood, for the purposes of training chefs. He now wishes to replace the end wall of cupboards with a shallower metal-clad stud wall to contain the extraction and to enlarge the cooker hood, which will no longer be cantilevered but will instead stand on metal legs. As before, the extraction will descend through the floor and vent through an existing grille in the basement area.

While the proposed hood will be larger than that previously consented and will now have ducts on top of it, it will continue to be read as a free-standing non-original structure within the overall volume, so will not harm the legibility of the room. It should be noted that the reduction in bulk caused by the omission of the wall of cupboards acts as mitigation for the increased size of the canopy. These cupboards belong to a separate scheme and should not be reintroduced in conjunction with the larger canopy of this scheme.

The proposed internal works did not require consultation but the building's planning history was considered as part of the decision-making for this application.

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.

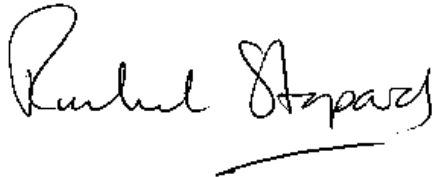
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London 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).
- 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment