

Mr. David Pangbourne
Hale Brown Architects
Unit 3
Phoenix Wharf
Eel Pie Island
Twickenham
London
TW1 3DY

Application Ref: **2016/0446/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

15 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3rd Floor
163 Eversholt Street
London
NW1 1BU

Proposal:

Refurbishment of existing office floor including the removal of existing modern partitions and finishes.

Drawing Nos: 163 3rd floor heritage and design statement, 215PL110P1 propo section BB, 215PL109P1 propo section AA, 215PL107P1 exist front elev, 215PL108P1 propo front elev, 215PL106P1 exist and propo roof plan, 215PL105 propo third floor RCP, 215PL103P1 exist third floor plan, 215PL104P1 propo third floor plan, site location plan, block plan

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 office building of the 19th century, originally built for the railway clearing system. The proposal affects the top floor.

It is proposed to upgrade the heating equipment and refurbish the lavatories. Modern plasterboard will be removed to allow use of the attic of the original roof as four small office areas, which will be accessed by new staircases. A non-original part of the roof will be pierced by four conservation roof lights which will not be visible from ground level. A tongue and groove suspended ceiling will be fitted. Air handling equipment in an existing plan area on the roof will be replaced.

With the exception of the small area of roof trusses to the south east, the interior of the third floor is a modern addition. Consequently, the proposals have no adverse impact on the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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

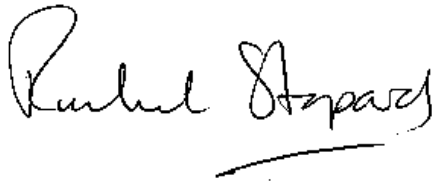
Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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

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

Rachel Stopard
Director of Culture & Environment