

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

Application Ref: **2016/0532/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

9 May 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Ground Floor (south)
183 Eversholt Street
London
NW1 1BU

Proposal:

Refurbishment of internal areas of ground floor office space, including new staircase and structural opening. Addition of new lighting and ductwork.

Drawing Nos: 183 Ground Floor South Design Statement, 215(PL)202P1 block plan, 215(PL)203P1 exist GF, 215(PL)204P1 exist mezz, 215(PL)206P1 propo GF, 215(PL)207P1 propo mezz, 215(PL)208P1, 215(PL)209P1, 215(PL)212P1 rear elevs, 215(PL)210P2 propo section AA, 215(PL)211P2 propo staircase

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 work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] 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:

The proposal is for the installation of new lighting in the former railway clearing house, and the rearrangement of the staircases. This will result in the removal of a stair in the modern rear addition and its replacement with one leading from the mezzanine in the front of the building. Similar works have been consented in adjacent units. An additional opening is being created between the two main front spaces. At officer request, a proposal to make this opening full height, and to enlarge an existing opening to full height, have been removed from the scheme.

The proposed works will not harm the special interest of the grade II listed building.

Being internal works, no consultation has taken place. 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-

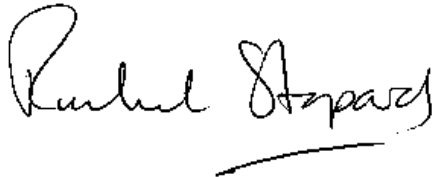
141 of the National Planning Policy Framework.

- 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, 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 Supporting Communities