

Barry Shaw
Randall Shaw Billingham
54 Harcombe Road
London
N16 0SA

Application Ref: **2016/3045/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

11 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Camden Road
London
NW1 9DP

Proposal:
Refurbishment of 1st/2nd floor maisonette and reinstatement of front entrance door to match original.

Drawing Nos: Location Plan, Plans as Existing 254/01, Plans as Proposed 254/02A, Roof Plan 243/03/A, Entrance Door 254/04, Historic Building Impact Assessment Revised 21.06.16

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of new flooring to show replacement boards and insulation at a scale of 1:10, including sectional details of existing and proposed to show any change of build up

b) Elevation and section drawings of all new internal doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Elevation and section of staircase to ensure historic infected treads (and any other details) are replaced on a like for like basis

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

4 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.

Informative(s):

1 Reasons for granting listed building consent:

The application site is a residential unit at first and second floor of No.18, which sits

towards the southern end of a grade II listed early 19th century three storey terrace. It has a shopfront at ground floor with the main entrance to the upper floors to its right.

The current proposals comprise various alterations to refurbish the maisonette following unsympathetic 1960s alterations, years of neglect, squatting and rat infestation. Although many historic details and fixtures remain, such as internal double doors at first floor, cornicing in the ground-floor lobby and sash windows, many have not survived, including wall and ceiling surfaces, internal doors and the main front entrance door. The existing historic timber floor and stair treads are beyond repair due to rat infestation, and it is therefore proposed to remove and replace them like-for-like.

Much of the proposed works are repairs, including to external walls, windows, and the roof. Other elements are for the upgrading and reinstatement of internal elements on the upper floors.

It is proposed to reinstate the main front entrance door at ground floor level to match the original. The historic front entrance door was replaced for security purposes following the eviction of squatters; the proposed replacement is similar to other historic entrance doors in the terrace and is considered to be a close replica of the original.

The impact of the works is considered to be a significant enhancement and will not result in harm to the special interest of the grade II listed building.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. 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 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

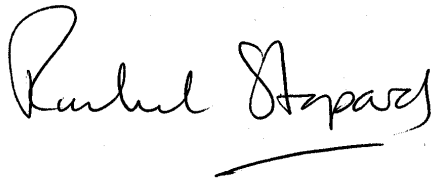
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 the name.

Rachel Stopard
Executive Director Supporting Communities