

Mrs Tina Roscoe
Casson Conder Partnership Architects
29A Thurloe Place
London
SW7 2HQ

Application Ref: **2016/3657/L**
Please ask for: **Sarah Freeman**
Telephone: **020 7974 2437**

10 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 Church Row
London
NW3 6UP

Proposal: Replacement of non-original windows to rear elevation at ground and third floor levels; installation of a kitchen within existing dining room at ground floor level; renewal of internal services; and other minor internal alterations.

Drawing Nos: Location Plan; Design & Access Statement supplied by Casson Conder Partnership Architects, dated June 2016; Heritage Statement supplied by Turley Heritage, dated June 2016; Services Statement supplied by Cu-Tec Building Services Design, dated 11/03/2016; 1164: -PL10, -PL11, -PL12, -PL13, -PL14, -PL15, -PL20, -PL21, -PL22, -PL23, -PL24, -PL25, -PL30, -PL31, -PL32, -PL33, -PL34; P2-M: -102, -103, -104, -105, -106, -107.

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 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.

- 3 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.

- 4 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) Specification and sample of the proposed flooring treatment within the lower ground floor front room.

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.

- 5 A method statement, including details of the repairs and upgrade to the Windsor lantern above the front entrance shall be submitted to and approved in writing by the Council before works are commenced. 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.

- 6 All historic floorboards should be retained in situ. Where required to be temporarily lifted to renew or install services they should be gently lifted without the use of mechanical tools and not cut or trimmed.

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 consent:

The application site relates to a single-family dwelling house of three storeys with attic and basement. The property is a Grade II* listed building, which forms part of a terrace of listed buildings on the south side of Church Row most of which are of a similar date and character. The site falls within the Hampstead Conservation Area.

The building dates from c.1720, and was later re-faced in the late 19th century by the builder C.B. King. With the exception of the opened up entrance hall, the domestic plan-form of two rooms per floor is well preserved, as is much of the historic fabric, including 18th and 19th century panelling and other decorative features. There is also a shallow later closet wing to the rear of the property. The building is of historic interest as the home of the Victorian architect, G.F. Bodley.

The proposals involve the replacement of non-original windows to rear elevation at ground and third floor levels, the installation of a kitchen within existing dining room at ground floor level, the renewal of internal services and other minor internal alterations.

The proposed replacements of metal casement windows at basement level with traditional single glazing timber sash windows and metal sliding window at third floor level with a timber casement window will remove unsympathetic 20th century alterations, installing window units of an appropriate design and material. The installation of a lightweight stud partition and en suite bathroom within the lower ground floor front room is considered to be acceptable, as it has a limited impact on the building's plan form and is reversible. The proposed opening-up of the existing fireplace is supported. The installation of a kitchen within the existing ground floor dining room is considered to be acceptable due to the fact that there will be minimal intervention to historic fabric and that the alterations are reversible in the event of a change in future user requirements. The alterations involve the removal of modern strip heaters running around skirting, which is supported. The kitchen units have been designed to be free-standing, with protective boarding between the units and internal walls. The cooker extract will run underneath the existing floorboards in line with the joists, and will be run through the disused lower ground floor chimney flue. Services will largely utilise existing routes. Other internal

alterations involve the removal of non-original cupboards and bookshelves, the refitting of modern bathroom and kitchen fittings at second and third floors, and the relocation of a bathroom door at second floor level to its original location. The proposals are not considered to 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. Historic England was consulted, whereby a response was received on 13/07/2016 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. 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.

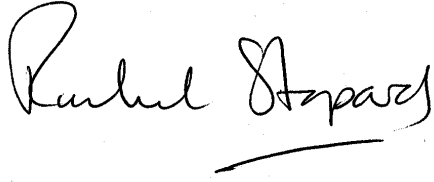
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, 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, Camden Town Hall, Argyle Street WC1H 8EQ, (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.
- 4 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, Camden Town Hall, Argyle Street, WC1H 8EQ (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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities