

Harry Whittaker

CDA
Lower Ground Floor
7 Pierrpont Street
Bath
BA1 1LB

Application Ref: **2016/3486/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

31 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:

Flat C
8 Calthorpe Street
London
WC1X 0JS

Proposal: Internal alterations including the insertion of an opening between the front and rear rooms at second floor level, replacement doors throughout, installation of a new kitchen and WC within an existing cupboard, renewal of modern floor finishes and the installation of new cornice detailing to second floor rooms.

Drawing Nos: Site Location Plan; Design, Access & Heritage Statement supplied by Chris Dyson Architects, dated June 2016; 1001 Rev A; 1002 Rev B; 1003 Rev B; 1006 Rev B; 1007.

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 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 site is a Grade II listed Georgian terraced former townhouse, which was divided into flats in 1975. Internal features, including doors, joinery and plasterwork, were lost as part of this conversion, but the building largely maintains its historic layout and plan form.

The current proposals involve internal alterations comprising the installation of a WC within an existing cupboard within the second floor front room, the reinstatement of a large area of stud wall between the front and rear rooms at second floor level, the installation of cornice details at second floor level and replacement of non-original doors at both second and third floor levels.

Unauthorised works had previously taken place at the property, which included the complete removal of the spine wall between the second floor front and rear rooms, and the blocking up of a doorway into the second floor rear room from the corridor. Initially, permission was sought for the retention of these works, however the proposals have been subject to several revisions to address the harm caused to the character of the building and the spatial distinction of the spaces at second floor level through the reinstatement of the removed doorway and a large expanse of the stud wall. It is also proposed to replace modern doors with traditional 4 panel doors and install traditional cornice detailing at second floor level. The proposals are considered to be acceptable and would not cause harm to the special interest of this Grade II listed building.

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.

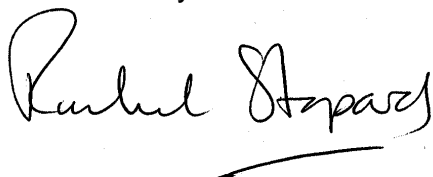
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London 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, 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, 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.
- 4 If the works hereby approved to remedy the unauthorised works at second floor level, including the removal of a spine wall and blocking up of a doorway, are not completed within 3months of the date of this decision notice the Council will issue a Listed Building Enforcement Notice.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

