

Miss Anna Zucchelli
Canal & River Trust
British Waterways Marine Office
420 Manchester Road
LONDON
E14 9ST

Application Ref: **2016/4514/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

23 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**Hampstead Road Lock
Chalk Farm Road Bridge
Chalk Farm Road
London
NW1**

Proposal:

Replacement of steel lock ladder and installation of two lock ladder extensions on island in Locks 1A and 1B to 900mm below the low water line.

Drawing Nos: Site Location Plan,
Design and Access Statement by the Canals & River Trust dated August 2016,
Standard Drawings Lock Ladder and Rectangular Recess Details STD04-03

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 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed pair of canal locks built c1818 comprising brick chambers and stone copings with a central island platform. Each lock has 2 sets of double wooden gates.

The current proposals, namely minor alterations, include the extension of two existing lock ladders to below the water level. The ladders were installed in the 1990s following the cutting of recesses into the brick lock wall (listed building consent ref no. L9601789), and the later listed building consent ref 2013/5707/L allowed for the removal of bricks to create additional steps below the existing ladders. The two ladders to the lock island are too short to meet minimum safety standards and should reach at least 900mm below the low water line. This application seeks to extend the recesses in the bricks below the existing ladders to replace the steps and install new ladders on a like-for-like basis. The impact of the works are not considered to result in harm to the special interest of the grade II listed lock structures.

Public consultation was undertaken by placement of a press notice and site notice. A no objection response was received by the Regents Canal CAAC. 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.

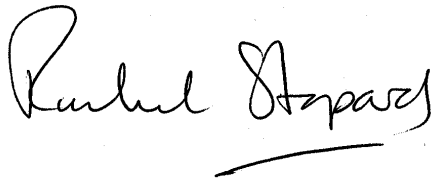
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 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.

Rachel Stopard
Executive Director Supporting Communities