

Mr Jon David Grainger  
Avis Appleton & Associates  
11 Barmouth Road  
LONDON  
SW18 2DT

Application Ref: **2016/5802/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

11 November 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**10 Pratt Street**  
**London**  
**NW1 0AB**

Proposal:

Reinstatement of chimney breasts at first and second floor levels  
Drawing Nos: OS Survey Map and Block Plan 16:8743:03  
Proposed Floor Plans, Part Section AA & Elevations 16:8743:01  
Existing Floor Plans, Part Section AA & Elevations 16:8743:01

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 within a grade II listed terrace of 7 of the 19th century constructed of yellow stock brick, of three storeys with basement and 2 window range and finished in rusticated stucco at ground floors. The proposal involves the reinstatement of 2no chimney breasts at first and second floor level within Flat B; these were removed without consent and enforcement notice actioned; and will be rebuilt in the original location using stock brickwork and plastered to match the existing room detailing including the cornice and skirting.

The proposed rebuilding of the chimney breasts will match those removed on a like for like basis and reinstate the original proportions and plan form of the rooms at these floor levels. The proposed development is therefore considered to preserve the appearance, and hence the special interest of the grade II listed building.

No public consultation was necessary for this approval of details application. 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

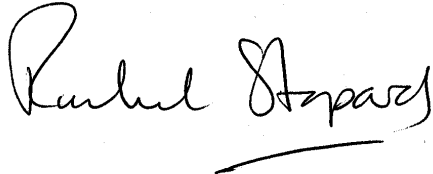
Planning Policy Framework.

- 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