

Site photos –10 Gloucester Gate, NW1 4HG



1. Aerial view



2. Front elevation



3. Adjacent property at no 11 – mews



4. Mews rear façade



5. Courtyard – facing the main dwelling's rear wall



6. Arches on the rear wall of the mews



7. Looking at the rear wall of the main house and side wall of the infill extension



8. View from the first floor – arches on the rear of the mews behind the tree.



9. Main front room – non-original features



10. View from the main front room

Delegated Report		Analysis sheet		Expiry Date:		29/08/2016	
(Members Briefing)		N/A		Consultation Expiry Date:			
Officer				Application Number(s)			
Nora-Andreea.Constantinescu				2016/3706/P 2016/4064/L			
Application Address				Drawing Numbers			
10 Gloucester Gate London NW1 4HG							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(i) Various external alterations to dwelling house and mews (Class C3) including demolition and replacement of the rear extension and other external works.							
(ii) Various alterations to dwelling house and mews including replacement of the rear extension, mews roof rebuilt and alterations to fenestration, internal refurbishment consisting of demolition and reposition of some partition walls and other internal alterations.							
Recommendation(s):		(i) Grant conditional planning permission (ii) Grant conditional listed building consent					
Application Type:		Householder Application Listed Building Consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	4	No. of responses	5	No. of objections	2
Summary of consultation responses:	<p>A site notice was displayed on 27/07/2016 and expired on 17/08/2016. A press notice was advertised on 28/07/2016 and expired on 18/08/2016</p> <p>2 letters of objections were received from the following residents: nos. 217 and 219 Albany Street. They have objected to the proposed development on the following grounds: -considerable visual changes are proposed to the mews, contrary to Regent's Park Conservation Area Appraisal and Management Strategy. -the access along Gloucester Gate Mews is very narrow and there are concerns in relation to the construction works being accessed from Gloucester Gate Mews. -the construction works would seriously affect the delivery of local services and will cause damage to neighbouring houses.</p> <p><i>The objections have been addressed within the proposal's assessment at para 3.6, 3.7, 3.8 and 4.7.</i> <i>-The existing mews have little historic fabric of value and therefore their internal alterations are acceptable. The external alterations to the mews in relation to the windows and doors are minimal.</i> <i>-considering the level of development it is not considered that the construction works would cause any significant impact to the local services or cause damage to the neighbouring houses.</i></p>					
Historic England Regent's Park CAAC Historic Buildings & Conservation Committee of London and Middlesex Archeological Society (LAMAS)	<p>Original scheme</p> <p>Historic England has objected to the original submission of the proposed development on the following grounds: -the proposed replacement of the infill extension, through its design would cause harm to the setting of the house, lack of architectural context, and would undermine the historic hierarchy of the buildings by introducing the largest, highest internal space as a dramatic modern extension -internal alterations at the ground floor of the main building would obscure the historic plan form and reduce the ability to rear the historic arrangement of spaces at ground floor</p> <p>Regent's Park CAAC has objected to the first submission of the proposed development on the following grounds: -the proposal is substantially harmful to the special significance of the application site and adjoining houses and the setting of the Listed Building as a group. -the relationship between the main house, the rear open space and the mews house is of special significance with a very clear hierarchy of building types, grain and pattern, as showed in Regent's Park Conservation Area Appraisal and Management Strategy – which would be largely destroyed and harmed by the proposed scheme -the scale and detailing of the proposed replacement of the linking extension is excessive and inappropriate, with columnar treatment of vertical brick panels and glazed openings are inappropriate as they should be subservient and modest. -the scale of the rooms in the rear extension would compete with the scale of the reception rooms in the main house -the loss of hierarchy the opening of the blind arches to the rear is seriously harmful to the significance of the arches in this wall. -the internal changes to the mews are harmful to the character of the Listed Building -the insertion of a narrow transverse passage between the front and rear rooms on the entrance level is harmful to the original and surviving floor plan -the stairs at the upper level should be retained -there is no public benefit proposed</p>					

The objections have been addressed within the proposal's assessment at para 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 4.4, 4.5, 4.7

Revised scheme

Through negotiation with the applicant and collaboration with Historic England the proposed scheme has been revised and Historic England has withdrawn the objection and allowed the Council to make the decision under its own policies, with the following notes:

-the rear extension has been internally reconfigures to provide a mezzanine level which will lessen the impact of an entirely open double-height space on the hierarchy of the site's planning. However, it is still considered that the design of the reconstructed extension to be the cause of some harm to the value of the site.

-the revisions have addressed their concerns in relation to the ground floor plan.

Regent's Park CAAC has been reconsulted in relation to the revised scheme; however no response has been received.

-the infill extension has been revised to a more refined and sensible approach in relation to the window openings and brick panels. In addition the height of the extension is lower than the existing with 0.5m, and the internal space altered to create a mezzanine area. Please see Heritage and Design parts of the assessment.

-the opening of the arches on the rear of the mews would allow a better appreciation and would enhance the appearance of the building. Please see Heritage and Design parts of the assessment.

-the value of the historic fabric in the mews is minimal, therefore its reconstruction is not harmful

-the proposed ground floor alterations have been revised and they would now respect the original floor plan. Please see Heritage and Design parts of the assessment.

Historic Buildings & Conservation Committee has objected to the proposed scheme on the following grounds:

-the loss of amenity in the mews citing that the rear extension could not extend the mews

The revised scheme would allow the reveal of the arches at the rear of the mews which is considered acceptable. Please see para 3.6, 3.7, 3.8,

Site Description

The application site is a Grade I listed building within a terrace designed by John Nash (1762-1836) and built around 1827 on the north-eastern side of Grade I registered Park and Garden of Regent's Park. The site is also located in the Regent's Park Conservation Area.

Many of the terraces around the park were badly damaged during the Second World War. 10 Gloucester Gate, however, survived relatively well. The house retains a significant degree of original fabric: its park elevation, principal staircase, and internal detailing such as cornices and architraves. To the rear of the site is a mews building which slightly post-dates the terrace, and linking the two is a multi-phased nineteenth century extension over three storeys. Neither the mews nor the extension retains historic interior fittings to any substantial degree.

Relevant History

CTP/K11/4/5/15530 - The temporary change of use of the basement, ground, and first floors from residential, to use by the Islamic Cultural Centre, at 10 Gloucester Gate, W.1. – Refused – 19/03/1973

8870407 - 10 & 11 Gloucester Gate NW1- External and internal alterations including the demolition of the existing top rear extensions to nos 10 and 11 Gloucester Gate – Grant Listed building consent – 02/05/1989

8770063 - 10 & 11 Gloucester Gate NW1 - Demolition of existing rear extensions and internal alterations and refurbishment – 08/05/2003

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2016

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing High Quality Design

DP23 Water

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (2013 & 2015)

CPG1 Design

CPG6 Amenity

Regent's Park Conservation Area Appraisal (11 July 2011)

Assessment

1. Proposal

1.1 The proposed scheme includes alterations to the main building, rear extension and mews as follows:

- The alterations to the main dwelling are mainly internal. This would be assessed within the application for Listed Building Consent.
- The two rear extension is proposed to be demolished and rebuild. The new extension would have a curved wall towards the property at no 11 Gloucester Gate, with a maximum width of 4.86m and minimum of 2.7m, and a height of approximately 10m.
- Internal reconstruction of the mews and alterations to the rear elevation, to windows and doors.

Revised scheme

1.2 The scheme has been amended during the course of the application to address concerns raised by the Council, Historic England and the Regents Park CAAC. These included:

- Reducing the scale and detailing of the proposed replacement building linking the main house and the mews
- Removing the passage between the front and rear rooms on the entrance level and
- Confirming the upper most flight of stairs is to be retained

2. Considerations

- Heritage
- Design
- Amenity

3. Heritage

3.1 Listed building: Planning (Listed Buildings and Conservation Areas) Act 1990 Listed buildings, in considering developments that affect a listed building or its setting, Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.2 Conservation area: In considering developments affecting a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the site forms part of Regents Park Conservation Area. In line with the above statutory duties and recent case law, considerable importance and weight has to be attached to the impact of the heritage assets and their setting.

3.3 It should also be noted that the duties imposed by section 66 and 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

3.4 The NPPF requires its own exercise to be undertaken as set out in its chapter 12, Conserving and enhancing the historic environment. Paragraph 129 requires that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

3.5 For this proposal, the relevant Camden Development Plan policies are DP24 'Securing high quality design' and DP25 'Conserving Camden's heritage' which provides more detailed guidance on the Council's approach to protecting and enriching the range of features that make up our built heritage. It states that the Council will only grant consent for alterations on extension to listed buildings which do not cause harm and would not permit development which harms the setting of listed building or harms the character and appearance of Conservation Areas.

Mews

3.6 In relation to the alterations to the mews, externally it would have its first floor window cill and bressemer coach door lowered by 0.34m. The mews group have very subtle changes in the heights of the window cill and the proposed changes would not affect the character and appearance of the group.

3.7 The mews house will be completely reconstructed internally with a new roof, as there are no historic features or fabric of historic value. The ground floor would be retained as car parking with a vaulted roof to the first floor element which matches the existing. In this regard the volume and uses of spaces do not change and it is not considered that any harm would be cause to the mews property.

3.8 The two storey extension between the house and mews dates from the mid/late 19th century. It does not form part of the first or key phase of development at the property and has been heavily altered. It contains few features of interest and its significance is considered to be low. In this regard its demolition is considered to be acceptable subject to the design of its replacement.

Infill Extension

3.9 The replacement two storey extension is considered to be well conceived. The extension allows a clear recognition of the original and new elements on the site by separating the proposed extension with a distinctive contemporary appearance and form. The curved shape has a threefold function: Firstly it allows the extension to attach neatly to the back wall of the main house. Secondly the curved form has a relationship with the bowed rear facades typical of Georgian buildings of the period, the bow shape not found on the subject property. This allows the extension read as a contemporary addition which relates to its context and it is grounded in a clear understanding of this historic value of the property.

3.10 Finally the curve allows the existing brick arches on the rear façade of the mews to be better appreciated and recognised. The rear façade of the mews contains three brick arches facing the rear of the main house, which is presumed to be designed to give an attractive classical view from the rear rooms of the main house. At present the infill courtyard extension cuts across the middle arch and has resulted in the infilling of the lower part of the southern arch. The proposed extension would reinstate two of the arches in the courtyard and reopen and express the third arch internally. This re-establishes the link with the mews and the house and is considered to enhance the special interest of the site as a whole.

3.11 In addition, the height of the extension is lower than the existing. During the course of the application the windows have been reduced in size and mezzanine introduced along the corridor side of the extension. These reduces the perceived scale of the extension so as not too over emphasise the hierarchy and allow it to read as a secondary element to the principal floors of the main house. Overall the extension is considered to be a very high quality piece of architecture from the Countries leading architecture practice. The proposal enhances the grade I listed house in a manner which will provide a key phase of development to the properties with distinguished history.

Main House

3.12 The works to the main house largely include sensitive refurbishment. These will be carefully controlled and monitored by way of conditions. Other minor works to include creating a double door between the front and rear room at ground floor level which is common for building of this age and causes no harm.

3.13 At first floor level the flat arch between the front and rear rooms will be enlarged to allow for the recreation of the room's historic form along with two new columns. Currently the first floor landing window has been widened to allow access to the first floor of the extension. This reduces the ability to define the original envelope of the house. Part of the proposals reduces the width opening to now reinstate the width of the former window opening. A Juliette balcony would also be installed preventing access in the new extension and better defining the historic envelope.

3.14 At second floor level the step which 'divides' the rear room (to allow for servicing the current bathroom) is to be removed. This would unify the spaces and enhance the historic layout.

3.15 The house itself will see minor changes at attic level, as well as the introduction of a rooflight above the stairs. Considering that the fabric of the roof structure is not historic, these changes are considered acceptable. The modern stair banisters will be replaced with one more in keeping with the character of the building.

3.16 At basement level minor alterations will be made, and the removal of a small extension will reveal a part of the original extent of the house when seen from the courtyard.

3.17 The site's planning history was taken into account when coming to this decision.

3.18 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, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

4.2 In relation to rear extensions, CPG1 advises that these should be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; allow for the retention of a reasonable sized garden; retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties,

proportionate to the ones of the surrounding area.

4.3 The application site is located within a row of terraced house, where some appear to have the same pattern of development, where the main house is facing the main street, the mews towards the back and an infill extension in between. As such, the proposed development consists in the demolition and rebuild of this extension infill extension, with regards to the historic pattern, features and characteristics of the site.

4.4 The proposed extension would have a curved shape facing the courtyard, with high and thin windows expanding on two floors which continue on to the ground floor with tow high glazed doors close to the main house and mews, and two high windows, surrounded by high quality brick. Through negotiation with the applicant the proportions between openings and brick have been revised in order to create a more refined and expressive addition. Through its design and appearance the proposal would emphasise its modernity but would retain the importance and character of the original Nash building.

4.5 The height of the extension has been lowered with 0.5m, reaching a maximum height of approximately 10m. Its width would vary with a minimum of 2.7m and a maximum of 4.8m. The expansion is not significantly larger as the existing extension has a minimum width of 3.5m and a maximum width of 3.7m. Considering the existing pattern of infill extensions, the proposal is considered to preserve the character of the surrounding properties and conservation area.

4.6 The design of the proposed extension is considered to be of a great quality design, which relates and respects the historic importance of the main building and the mews, and enhances their character and appearance, is in line with DP24, DP25 and CPG1.

4.7 The external alterations to the mews consist in the vertical enlargement of the windows facing Gloucester Gate Mews, with larger window panes and lowered cills with approximately 0.28m, and lower bressemer of the coach door with 0.33m, and new roof with the same dimensions and proportions. The adjacent mews appear to have a different size for windows and window panes with different heights of coach doors, which reveals flexibility in terms of alterations through time. As such, these alterations are considered to preserve and enhance the character of the host mews.

4.8 In relation to the main house, it is proposed a new roof light above the secondary stairwell which serves the 3rd and 4th floors. The lantern would be designed in the classical mode to enhance the spatial quality of the top floors, proposing a close approach to John Nash's lanterns in town houses, such as Cornwall Terrace. This feature is considered to be of a high quality design, which enhances and conserve the character of the original building.

5. Amenity

5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers".

5.2 In relation to the infill extension, the proposed scheme would replace an existing structure and would be lower height. In addition the building's courtyard is bordered on the northern side by a similar extension at no 11 Gloucester Gate, and therefore it would be no significant harm caused to the neighbouring amenity at nos 11 and 9 Gloucester Gate in terms of loss of light, outlook or privacy.

5.3 The other external alterations such as the new rooflight on the main dwelling, and alterations to the windows and doors of the mews and reconstruction of its roof, are not considered to impact the neighbouring amenities in relation to loss of light, outlook or privacy.

6. Recommendation

6.1 Grant conditional planning permission. Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th of December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Dr Timur Tatlioglu
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA UK

Application Ref: **2016/3706/P**

Please ask for:

Nora-

Andreea Constantinescu

Telephone: 020 7974 **5758**

8 December 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Gloucester Gate
London
NW1 4HG

DECISION

Proposal:

External alterations to dwelling house and mews building (Class C3) including demolition and replacement of the two storey rear extension and other external works.

Drawing Nos: 00_00; 11_00; 11_01; 11_02; 11_03; 11_04; 11_05; 12_00; 12_01; 14_00; 14_01; 14_02; 16_01; 16_02; 16_03; 17_01; 17_02; 21_01; 18_00_01; 18_00_02; 18_00_03; 18_00_04; 18_01_01; 18_01_02; 18_01_03; 18_01_04; 18_02_01; 18_02_02; 18_02_03; 18_02_04; 18_03_01; 18_03_02; 18_03_03; 18_03_04; 18_03_05; E1F; PGF; P1F; P2F; P3F; PBF; S1F; S2F; Design and Access Statement Part 1 to 5; Planning Heritage Statement; Interior Details Schedule Part 1 to 3; Planning Assessment Report; Jupiter Park Underfloor Heating Planning app Part 1 and Part 2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three

Executive Director Supporting Communities



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

00_00; 11_00; 11_01; 11_02; 11_03; 11_04; 11_05; 12_00; 12_01; 14_00; 14_01; 14_02; 16_01; 16_02; 16_03; 17_01; 17_02; 21_01; 18_00_01; 18_00_02; 18_00_03; 18_00_04; 18_01_01; 18_01_02; 18_01_03; 18_01_04; 18_02_01; 18_02_02; 18_02_03; 18_02_04; 18_03_01; 18_03_02; 18_03_03; 18_03_04; 18_03_05; E1F; PGF; P1F; P2F; P3F; PBF; S1F; S2F; Design and Access Statement Part 1 to 5; Planning Heritage Statement; Interior Details Schedule Part 1 to 3; Planning Assessment Report; Jupiter Park Underfloor Heating Planning app Part 1 and Part 2.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 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

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

a) Samples and/or manufacturer's details of new facing materials retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant works shall then be carried in accordance with the approved details. The units shall not be occupied until the works have been completed in full and inspected by the planning authority

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 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. This includes lath and plaster walls and ceilings.

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 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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 Compliance and Enforcement team [Regulatory Services], 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA UKApplication Ref: **2016/4064/L**

Please ask for:

Nora-**Andreea Constantinescu**Telephone: 020 7974 **5758**

8 December 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
10 Gloucester Gate
London
NW1 4HG**DECISION**

Proposal:

Various alterations to dwelling house and mews including replacement of the rear extension, mews roof rebuilt and alterations to fenestration, internal refurbishment consisting of demolition and reposition of some partition walls and other internal alterations.

Drawing Nos:

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

00_00; 11_00; 11_01; 11_02; 11_03; 11_04; 11_05; 12_00; 12_01; 14_00; 14_01; 14_02; 16_01; 16_02; 16_03; 17_01; 17_02; 21_01; 18_00_01; 18_00_02; 18_00_03; 18_00_04; 18_01_01; 18_01_02; 18_01_03; 18_01_04; 18_02_01; 18_02_02; 18_02_03; 18_02_04; 18_03_01; 18_03_02; 18_03_03; 18_03_04; 18_03_05; E1F; PGF; P1F; P2F; P3F; PBF; S1F; S2F; Design and Access Statement Part 1 to 5; Planning Heritage Statement; Interior Details Schedule Part 1 to 3; Planning Assessment Report; Jupiter Park Underfloor Heating Planning app Part 1 and Part 2.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new partitions shall be scribed around the existing ornamental mouldings.

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. This includes lath and plaster walls and ceilings.

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

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, of all new window and door openings. at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

d) Details of any works of alteration or upgrading not included on the approved

drawings which are required to satisfy Building Regulations or Fire Certification. The relevant part of the works shall then be carried in accordance with the approved details.

e) Detailed section of the new staircase balustrade and newel post.

f) Section or samples of any new plasterwork or joinery per floor including associated floor plan.

The relevant works shall then be carried in accordance with the approved details. The units shall not be occupied until the works have been completed in full and inspected by the planning authority

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 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 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.
- 2 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

Executive Director Supporting Communities

DRAFT

DECISION