

Mrs Heather Sheridan
MG Architects
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SW18 1PE
United Kingdom

Application Ref: **2016/5715/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

3 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Basement Restaurant
28 Church Row
London
NW3 6UP

Proposal:
Replacing existing rope handrail to stair from pavement to basement in front lightwell with fixed timber handrail; Waterproofing works to front pavement vaults.

Drawing Nos:
OS Site Location Plan;
881/01, 881/31, 881/32-rev.B, 881/33;
Design & Access Heritage Statement.

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 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.

- 3 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.

Informative(s):

- 1 Reason for granting Listed Building Consent:
28 Church Row is one of a terrace of six Grade-II* listed houses of the 1720s, refronted in Georgian style in the late nineteenth century. A metal grille staircase gives access to the basement from beside the front-door bridge to No. 27 via the front lightwell. The basement and pavement vaults are occupied by a restaurant. Most of the three vaulted areas have not previously been tanked, and retain exposed within their historic coal hole covers.

The proposal will line the remaining vaults with a membrane damp-proofing system, allowing installation of a reversible plastered finish and resolving damp and leak problems which seem to derive from buried services in the road. The coal holes will remain exposed, revealing these elements of historic interest and the historic floor build-ups will not be excavated. An existing rope handrail to the lightwell staircase will be replaced with a timber dowel handrail of minimal dimensions. Painted black and mounted on brackets chosen to minimise fixings into the masonry of the façade, its visual and physical interference with the front elevation detail and front area railings will be minimised. The works will not harm the special interest of the listed building.

Consultation was undertaken by placement of press and site notices. A response was received from the Church Row & Perrins Court Neighbourhood Forum, and the detailed design of proposals was modified to take account of their concerns. Historic England were notified of the application and responded without comment and a flexible notice of authorisation, endorsed by the Secretary of State and dated

22 December 2016. 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 or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

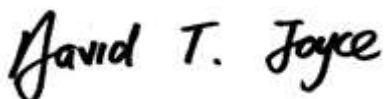
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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, N1C 4AG (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Planning and Regeneration