

Mr Peter Thomas
51 architecture
1a Cobham Mews
London
NW1 9SB

Application Ref: **2017/3536/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

28 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
35
Greenland Road
London
NW1 0AX

Proposal:

Removal of rear spiral staircase and erection of a 2 storey stepped half-width extension with new staircase from ground floor to garden level; replacement door onto front lightwell; creation of metal bin store adjacent to front landing; and refurbishment of lower ground floor bathroom.

Drawing Nos: 0000 A, 0001 A, 0002 A, 0003 A, 0004 A, 0100 B, 0101 A, 0200 A, 0300 B, 1001 A, 1002 B, 1003 B, 1004 B, 1100 B, 1101 A, 1200 B, 1300 B, 1301 B, and Heritage, Design & Access Statement Rev B issued 24 July 2017.

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 safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting Listed Building Consent

The proposals involve the removal of the rear spiral metal staircase and the erection of a new 2 storey rear extension. The staircase was installed in the 70s as part of the works to convert the property into two flats and is of no historic value. The Council does not object to its loss. The proposed extension would be half width and 1.5 storeys in height. The lower ground floor storey would measure 2.8m high and 5m deep, with the stepped in upper ground floor measuring 1.8m high and 2m deep. The extension would be constructed of matching London Stock brick which is considered appropriate and sympathetic to the host building. The development would involve the loss of the ground floor door and landing window above, but these are non-original and out of character with the host building.

The applicant has provided archival evidence demonstrating that many of the buildings along Greenland Road originally had half width stepped rear extensions. These are still in place for many of the properties along the street, but nos.31-39 have had theirs removed possibly during the conversion of the properties into flats. This is evidenced by the modern brick repairs and rendering to the rear walls of these properties. Therefore, the development would not result in a loss of historic fabric or harm the special character of the property. It would reinstate the original plan form of the building and is considered acceptable.

To the front of the property, a new suspended metal bin store would be installed to the same design as many other properties along the street. It would be fairly discreet and constructed of matching black metal railings. At lower ground floor level, the existing non-original 1970s door onto the front lightwell would be replaced with a new timber and glass door with metal security grille. Views of this would be

limited and it is not considered to cause harm to the character and appearance of the host building or setting of the wider terrace of listed buildings. The Council's Conservation Officer has assessed the proposals and does not object to the development.

No objections were received prior to the determination of this application. The site's planning history has been taken into account prior to making this decision and 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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

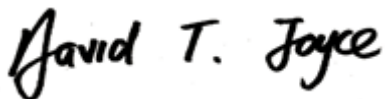
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning