

Mr David Pangbourne
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Application Ref: **2017/3599/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

17 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
183 Carriage Row
Eversholt Street
LONDON NW1 1BU

Proposal:

Refurbishment of existing office space including works within adjacent basement car park, lightwell and lift lobby

Drawing Nos: Location plan, 258(PL)107 1 (LGF propo), 258(PL)108 1 (LGF lobby propo), 258(PL)109 1 (lightwell propo), 258(PL)105 1 (LGF propo), 258(PL)106 1 (section AA propo), 258(PL)102 1 (LGF exist), 258(PL)103 1 (section AA exist), 258(PL)104 1 (LGF lobby exist), design 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, 258(PL)107 1 (LGF propo), 258(PL)108 1 (LGF lobby propo), 258(PL)109 1 (lightwell propo), 258(PL)105 1 (LGF propo), 258(PL)106 1 (section AA propo), 258(PL)102 1 (LGF exist), 258(PL)103 1 (section AA exist), 258(PL)104 1 (LGF lobby exist), design statement

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.

- 4 Before the relevant part of the work is begun, the following shall be erected and demonstrated, and approved in writing by the local planning authority:

a) Three external uplighters, to demonstrate that the light emitted will not be visible from Eversholt Street, as specified in the drawings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

- 5 Before the installation of the new pavement vault doors is begun, the plywood shall be removed and the existence or not of the original doors established to the satisfaction of the conservation officer, their repair and retention to be required if present.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is the lower ground floor of the former railway ticket clearing house, a long range of four-storey 19th-century commercial buildings with double-height exchange floors at upper-ground-floor level with galleries to the rear, listed grade II and making a positive contribution to the Camden Town Conservation Area.

At lower-ground-floor level, the applicant proposes to reorganise services and replace one modern lighting system with another and replace a plasterboard ceiling. A bulkhead and drop ceiling will be installed to the rear to contain air ducts. He proposes to cut a new doorway from one room to the next and to install secondary glazing. He also wishes to replace modern doors. In an adjacent car

park, services and cycle parking will be reorganised. Timber doors will be added to the pavement vaults to replace existing plywood sheets, and uplighters will wash these doorways. It is stated that the light from these will not be visible from the pavement.

The lower ground floor is of limited interest internally, having few historic features and comprising largely plain spaces with modern finishes. The rear of the site, where the lavatories are, is a modern addition. The proposals will not alter the outward appearance of the site. It is unknown whether or not the original vault doors survive in the lightwell to the front so their retention, if present, will be secured by condition. Similarly, the performance of the proposed uplighters will be assessed by condition.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

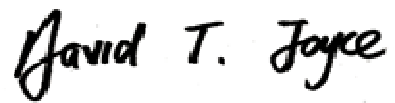
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning