

Mr Alan Gunne-Jones
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Ltd
120 Pall Mall
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Application Ref: **2017/1569/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 September 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
124 St Pancras Way
London
NW1 9NB

Proposal: Internal alterations and installation of secondary glazing to all windows in association with the conversion of the single dwellinghouse into 2 residential flats.

Drawing Nos: A100_Site, 200_Block Plan, 101_Basement Floor_StripOut rev 01, 102_Ground Floor_StripOut rev 01, 103_First Floor_StripOut rev 01, 104_Second Floor_StripOut rev 01, 150_Section AA rev 01, 151_Section BB rev 01, 160_Elevation_South rev 01, 161_Elevation_North rev 01, 162_Elevations_West rev 01, 500_Typical Door & Ornament Details rev 01, 501_Internal Window&Door Schedule rev 01, 502_Internal Window&Door Schedule rev 01, A401_External Doors, A421_External Windows, A422_External Windows, 201_Basement Floor Plans rev 01, 202_Ground Floor_Plans rev 01, 203_First Floor_Plans rev 01, 204_Second Floor_Plans rev 01, 205_Roof_Plans rev 01, 250_Section AA, 251_Section BB, A700_Drylining Detail Ground Floor rev 01, A701_Drylining Detail First Floor rev 01, A702_Drylining Detail Second Floor rev 01, A705_Floor Construction Map_Ground Floor rev 01, A706_Floor Construction Map_First Floor rev 01, A707_Floor Construction Map_Second Floor rev 01, Planning and Design & Access Statement dated 10 March 2017, and Heritage Impact Assessment dated March 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 comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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 D2 of the Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the following drawings: A100_Site, 200_Block Plan, 101_Basment Floor_StripOut rev 01, 102_Ground Floor_StripOut rev 01, 103_First Floor_StripOut rev 01, 104_Second Floor_StripOut rev 01, 150_Section AA rev 01, 151_Section BB rev 01, 160_Elevation_South rev 01, 161_Elevation_North rev 01, 162_Elevations_West rev 01, 500_Typical Door & Ornament Details rev 01, 501_Internal Window&Door Schedule rev 01, 502_Internal Window&Door Schedule rev 01, A401_External Doors, A421_External Windows, A422_External Windows, 201_Basement Floor Plans rev 01, 202_Ground Floor_Plans rev 01, 203_First Floor_Plans rev 01, 204_Second Floor_Plans rev 01, 205_Roof_Plans rev 01, 250_Section AA, 251_Section BB, A700_Drylining Detail Ground Floor rev 01, A701_Drylining Detail First Floor rev 01, A702_Drylining Detail Second Floor rev 01, A705_Floor Construction Map_Ground Floor rev 01, A706_Floor Construction Map_First Floor rev 01, A707_Floor Construction Map_Second Floor rev 01, Planning and Design & Access Statement dated 10 March 2017, and Heritage Impact Assessment dated March 2017.

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 Detailed drawings 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) Plan, elevation and section drawings of the new external door and all internal joinery including architraves; skirting, and new dividing doors at first floor level at a scale of 1:10.

The relevant part of the works shall then be carried in accordance with the approved details

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 majority of the proposals involve internal alterations related to the conversion of the property into two separate flats. These include the creation of new partition walls, works to improve fire separation, and the installation of a new kitchen at first floor level. The proposals also include general repairs and refurbishment such as drylining of walls, new lighting and electrics.

Following the submission of additional details and drawings of the proposed drylining, service routes and risers, lighting plans, chimneys/fireplaces, and impact on historic fabric; as well as revisions to the proposed separation of the two dwellings, the Council's Conservation Officer is satisfied that the development would not cause harm to the special character of the host building nor result in a harmful loss of historic fabric.

It is noted that drylining would not normally be considered acceptable; however, in this case it is only proposed to the front and rear walls at second floor level where modern downstands have been added, and the lining will be brought in line with this. The cornice would be retained and covered and the skirting is not of historic value. The Council therefore does not object in this instance.

One letter of support has been received by the South Kentish Town CAAC prior to making this decision. 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 D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 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.

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

2017/1569/L

David T. Joyce

David Joyce
Director of Regeneration and Planning