

Mr David Pangbourne  
Hale Brown Architects  
Unit 2.01  
Chester House  
1-3 Brixton Rd  
London  
SW9 6DE

Application Ref: **2017/3598/P**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

13 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**203 Carriage Row**  
**Eversholt Street**  
**LONDON**  
**NW1 1BU**

Proposal:  
Alterations to 2nd floor windows and pavement vault doors  
Drawing Nos: 258(PL)109 rev1 (lightwell propo), block plan, location plan, 258(PL)303 rev1  
(exist and propo rear ele), design and access statement

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 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 Before the relevant part of the work is begun, detailed drawings, or samples of



materials as appropriate, in respect of the following, shall be submitted to and approved in writing and/or inspection on site by the local planning authority:

a) Three of the proposed uplighters to be installed temporarily to demonstrate that their light will not be visible from the pavement.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 258(PL)109 rev1 (lightwell propo), block plan, location plan, 258(PL)303 rev1 (exist and propo rear ele), design and access statement

Reason: in the interest of proper planning

#### Informative(s):

- 1 The site is the basement area and rear elevation of the former railway ticket clearing house, a long range of three- and 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.

The applicant proposes to install timber doors to the vault doors and uplighters in the area. He also proposes to alter 10 tall windows to the rear, converting them into 20 smaller ones.

The alterations to the front will not affect neighbouring amenity or the character of the conservation area. The power of the uplighters will be assessed by condition to ensure that they are only visible to occupants of the basement. The windows to the rear replace existing windows in what is already a heavily fenestrated elevation. Consequently there will be no impact on neighbouring amenity. The proposals will not harm any aspect of the special interest of the 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. No objections have been received

prior to making this decision. 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.

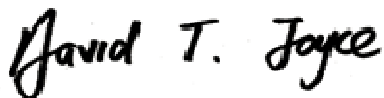
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning