

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

Application Ref: **2017/3600/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

18 September 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:

Refurbishment of 2nd floor office space including addition of new mezzanine floor and alterations to window openings in rear elevation

Drawing Nos: 258(PL)201 rev1 (block plan), 258(PL)200 (site plan), 258(PL)208 (2f propo ceiling), 258(PL)210 (exist propo eles), 258(PL)206 (propo section AA), 258(PL)207 (propos section BB), 258(PL)208 (208 2f propo), 258(PL)204 (2f propo), 258(PL)205 (2f mezz propo), 258(PL)202 (2f exist), 258(PL)203 (exist section AA), design and access 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: 258(PL)201 rev1 (block plan), 258(PL)200 (site plan), 258(PL)208 (2f propo ceiling), 258(PL)210 (exist propo eles), 258(PL)206 (propo section AA), 258(PL)207 (propos section BB), 258(PL)208 (208 2f propo), 258(PL)204 (2f propo), 258(PL)205 (2f mezz propo), 258(PL)202 (2f exist), 258(PL)203 (exist section AA), design and access 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is the second floor of a grade II listed former railway ticket clearing house, a long range of 19th-century commercial buildings with double-height exchange floors at upper-ground-floor level with galleries to the rear. This part of the building contains little historic fabric, with finishes being largely modern and plain.

It is proposed to install a mezzanine in the modern rear part of the second floor. Ten windows to the rear in this modern extension will be altered to take account of the mezzanine. Two doorways will be created in the party wall. Otherwise modern partitions and ventilation and light fittings will be replaced.

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

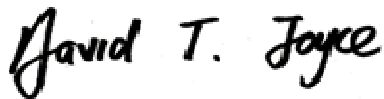
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning