

Mr Sam Causer  
Studio Sam Causer Ltd  
13 Princes St  
Margate  
CT9 1PF

Application Ref: **2017/4204/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

3 October 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 1  
13 Pond Street  
LONDON  
NW3 2PN**

Proposal:

Minor amendment to a previously consented proposal for internal alterations to the lower ground floor of a maisonette; painting fenestration internally and externally

Drawing Nos:

Site Location Plan (PSU\_00);

PGA\_001, PGA\_002, PGA\_003, PGA\_004, PGA\_005, PGA\_006, PGA\_007, PGA\_0010,  
PGA\_011, PGA\_012;

PSU\_001, PSU\_002, PSU\_003, PSU\_004, PSU\_005, PSU\_006, PSU\_007, PSU\_0010,  
PSU\_011, PSU\_012, PSUA\_001, PSUA\_002;

Design, Access & Heritage Statement, July 2017 (Studio Sam Causer).

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:

Site Location Plan (PSU\_00);  
PGA\_001, PGA\_002, PGA\_003, PGA\_004, PGA\_005, PGA\_006, PGA\_007,  
PGA\_0010, PGA\_011, PGA\_012;  
PSU\_001, PSU\_002, PSU\_003, PSU\_004, PSU\_005, PSU\_006, PSU\_007,  
PSU\_0010, PSU\_011, PSU\_012, PSUA\_001, PSUA\_002;  
Design, Access & Heritage Statement, July 2017 (Studio Sam Causer).

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 [Delegated]:  
13 Pond Street is a grade-II listed house of the 1860s, part of a planned Classical street frontage including the Roebuck public house, beyond the carriageway to the east. The house was listed in 1999, but prior to this its internal floor structures were wholly modified to insert a new steel-framed structure containing five floors of residential accommodation.

The proposed changes are internal only and would modify the detailed arrangement of the mid-1990s circulation spaces and partition walls at basement level to allow reorganisation of kitchen and laundry facilities. Some panels of glazed bricks dating to the 1990s work would be replaced with clear glass: a simple architectural substitution. The black-painted modern steel frame and glazing framing exposed at the rear of the house and visible from the carriageway yard would also be repainted in a dark green colour.

The proposed changes would affect only the modern fabric of the building's 1990s conversion, of which the detailing is not of special interest. The modifications to the plan-form would not decrease the contribution of the modern layout to the building's special interest, nor would the repainting of the metalwork at the rear significantly alter its contribution of character to the conservation area nor the architectural interest of its rear elevation alone or in relation to the rest of the

terrace. As such, neither the special interest of the listed building nor of other heritage assets would be harmed.

The application was advertised by placement of a press and site notice by which no comments or objections were received. The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, the settings of nearby listed buildings, and to the conservation of enhancement of the character and appearance of the conservation area, under ss. 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

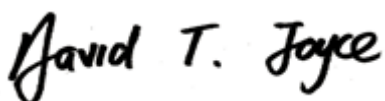
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



David Joyce

Director of Regeneration and Planning