

Mrs Sue Roberts
Flat 18
Redman House
Portpool Lane
LONDON
EC1N 7UA

Application Ref: **2017/2695/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

14 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 18
Redman House
Portpool Lane
LONDON
EC1N 7UA

Proposal:

External and internal alterations involving the installation of an external extract vent (160 x 160 mm) and shower, and repositioning of new internal door and opening.

Drawing Nos: Site location plan; Heritage Statement received 18/07/2017; Unnumbered external (part) elevation and floor plan (1:20); Extract vent specification document (Vent-Axia); Internal door specification document.

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; Heritage Statement received 18/07/2017; Unnumbered external (part) elevation and floor plan (1:20); Extract vent specification document (Vent-Axia); Internal door specification document.

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 principal considerations material to the determination of this application are (1) the impact of the proposal on the Grade II listed host building and any features of special architectural or historic interest; and (2) to any possible adverse impact on the amenity of occupiers of the development site and/or the surrounding premises.

The proposals seek to install an extract vent within wall situated at 5th floor level and facing into the courtyard area of Redman House to aid ventilation from an existing bath/shower room. In order to achieve this, a small opening will be created within the internal and external brickwork to allow the vent (160mm high x 160mm wide) to be fitted. The external surface area would be rendered to match the existing facing material and colour, the visible part of the vent itself being painted 'crème' in order to minimize the visual impact on the appearance of the building and to reduce its prominence. Given the proposed position of the vent at 5th floor level, as well as, the distance away from the nearest residential buildings across the courtyard, it would not be widely visible. It is noted that a similar extract vent is located in the building facing the host property and is painted a tan colour to fit in with the external brickwork in a comparable fashion.

The proposals also involve the repositioning of a new internal door and opening, and the installation of a shower unit. The existing timber door would be replaced by a sliding glass door within a new opening set to the right of the existing opening to allow for a new shower unit within the bath/shower room. The door, wall opening and shower alterations would all replace modern additions within the building, and as such, no historic fabric or features would be affected or lost.

Overall, the proposed alterations are considered to be minor, involving minimal intervention into the building fabric, and to have no adverse impact either internally

or externally on any features of special architectural or historic interest. As such, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and would not detract from the character and appearance of the Hatton Garden Conservation Area, in accordance with Council policies and guidelines, and are therefore considered to be acceptable.

Given the modest nature of the proposals, as well as, the distance away from the nearest neighbouring residential occupiers, there are no amenity concerns as a result of this proposal in terms of increased noise or any harmful fumes/odours.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 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 T. Joyce

David Joyce
Director of Regeneration and Planning