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Application Ref: **2017/5638/L**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

2 February 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**28 Tottenham Street**  
**London**  
**W1T 4RH**

#### Proposal:

External alterations including repair and refurbishment of the shopfront, installation of metal railings to front lightwell and steps, boundary wall to the rear, extract fan vents in side wall and refurbishment of windows, roof and chimneys together with internal alterations including the installation of structural support and fire protection, internal staircase between ground and basement levels, partition-wall at third floor level, soil vent pipe between first - third floor levels, replacement secondary glazing and the refurbishment of internal stairs, fireplaces, plasterwork and joinery.

Drawing Nos: A\_16\_000, A\_16\_001, A\_16\_002, A\_16\_003, A\_16\_004, A\_16\_005, A\_16\_006, A\_16\_007, A\_16\_008, A\_16\_009, A\_16\_101, A\_16\_102 B, A\_16\_103 A, A\_16\_104 A, A\_16\_105 A, A\_16\_106, A\_16\_107 B, A\_16\_108 B, A\_16\_109, A\_16\_SK.2/8.12.17, Design & Access Statement ref: A\_16\_002\_3.01, Details of Works to Fireplaces, Staircases, Windows and Doors ref: A\_16\_002\_3.01, Central Timber Beam Reinforcement ref: 5710/01, Letter from Davies Consulting Engineers ref: 5710:3: Tottenham Street.

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:

A\_16\_000, A\_16\_001, A\_16\_002, A\_16\_003, A\_16\_004, A\_16\_005, A\_16\_006, A\_16\_007, A\_16\_008, A\_16\_009, A\_16\_101, A\_16\_102 B, A\_16\_103 A, A\_16\_104 A, A\_16\_105 A, A\_16\_106, A\_16\_107 B, A\_16\_108 B, A\_16\_109, A\_16\_SK.2/8.12.17, Design & Access Statement ref: A\_16\_002\_3.01, Details of Works to Fireplaces, Staircases, Windows and Doors ref: A\_16\_002\_3.01, Central Timber Beam Reinforcement ref: 5710/01, Letter from Davies Consulting Engineers ref: 5710:3: Tottenham Street.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the works are begun:

- a) Details including elevation plans at scale 1:10 and details of materials and finishes for the proposed external lightwell railings.

- b) Details including elevation plans at scale 1:10 and details of materials and finishes for the refurbishment of the external front access steps.

- c) Details including a method statement and details of materials and finishes for the refurbishment of internal doors, plasterwork, joinery, cornice work, new partitions, bathroom vent and SVP works.

- d).Details including elevation and section plans at 1:10 and materials and finishes for the secondary glazing.

- e) Details including a method statement and details of materials for the refurbishment and relaying of the existing roof slate (including details of any replacement slates).

- f) Details of the repair and restoration of the third floor level gas lamps.

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 preserve the historic and architectural interest of the listed building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To preserve the historic and architectural interest of the listed building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 6 Details of the shopfront refurbishment works shall be submitted to and approved in writing by the local planning authority before the relevant part of the works are begun:

- a) Details of a proposed scheme for sensitive investigation and opening up of the existing shopfront to identify original and historic elements (the applicant to arrange a site inspection of the approved investigation and opening up works to be undertaken by the Council's Conservation Officer).

- b) Details including elevation plans at scale 1:10 and details of materials and finishes of the refurbishment and repair of the existing shopfront including all proposed alterations to existing joinery and finishes.

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

Reason: To preserve the historic and architectural interest of the listed building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is located at 28 Tottenham Street, which is a Grade II Listed 18th Century townhouse constructed from yellow stock brick, gauged red brick arches, recessed sash windows and has a 19th Century wooden shopfront with pilasters, entablature and projecting cornice; projecting shop window with large panes, square-headed house and shop doorways with fanlights and half glazed door to shop.

This listed building consent application proposes external alterations including the refurbishment of the shopfront, the installation of front boundary railings and a

boundary wall/gate to the rear, refurbishment of windows and the restoration of the roof and chimneys. Internal alterations are also proposed including the installation of structural support and fire protection, an internal staircase between ground floor and basement, the refurbishment of fireplaces internal plasterwork and joinery, a new partition at third floor level and replacement secondary glazing.

The shopfront refurbishment works propose to remove the modern parts of the shopfront such as the advert and timber panels below the shop window, retain and refurbish all original and historic parts of the shopfront uncovered and provide replacement shopfront joinery with a sympathetic traditional design where required. These works would preserve and enhance the historic and architectural interest of the listed building. Details of sensitive opening up of the existing shopfront and proposed refurbishment works would be required by condition. Subject to these details the shopfront refurbishment works would preserve and enhance the historic and architectural interest of the listed building.

The existing external access stairs would be retained and refurbished involving the removal of the modern applied finished to the right hand steps. The works to the front also include the installation of low level metal railings around the front lightwell and steps to match the adjacent properties. These external works at the front of the site would preserve and enhance the historic and architectural interest of the listed building.

The proposed boundary wall and gate to the rear would enclose the existing rear yard along Charlotte Mews. This would be constructed from traditional materials and would preserve and enhance the historic and architectural interest of the listed building.

Other external works include the retention and refurbishment of the existing timber sash windows, the refurbishment of the slate roof involving the removal and relaying of the slates, the repointing of the existing chimneys and the installation of small extract fan vents in the side elevation at first, second and third floor levels. These minor works would preserve the historic and architectural interest of the listed building.

The internal structural support works include the removal of vertical support beams at ground floor level, strengthening of the horizontal beams and the partition to the hallway to a structural engineer's specification. The installation of fire protection between the commercial and residential parts of the building is also proposed. These works are required for structural and fire safety reasons and would not harm the historic and architectural interest of the listed building. The works at this level also propose a new internal staircase between ground floor/basement levels at the rear of the retail unit. This staircase has been previously consented and would not harm the historic and architectural interest of the listed building.

The upper floor level internal works to the existing residential unit include the installation of replacement secondary glazing, the refurbishment of the internal staircases, joinery/cornices and plasterwork, the installation of a new internal wall-partition at third floor level to provide a new shower room, the refurbishment of fireplaces, the restoration of the third floor level gas lamps and the installation of a

vertical soil vent pipe between first to third floor levels. All of these works involve minimal and sensitive intervention into the historic fabric of the building which would preserve the historic and architectural interest of the listed building. Details of materials and finishes for the internal refurbishment works would be required by condition.

The planning history was taken into account when coming to this decision. One objection was received and a consultation summary is provided setting out the points made and the Council's response.

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.

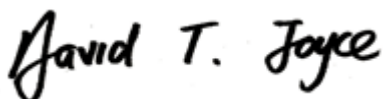
As such, the proposed works are in general accordance with policy D2 of the London Borough of Camden Local Plan (2017). The proposed works also accord with the London Plan (2016) and the National Planning Policy Framework (2012).

- 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 Joyce  
Director of Regeneration and Planning