

Mr Tim Bassingthwaite
22-24 Winscombe Street
LONDON
N19 5DG

Application Ref: **2017/6287/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

7 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
22-24 Winscombe Street
LONDON
N19 5DG

Proposal:

Replace top floor rear sliding window and frame, ground floor double doors and frame.

Drawing Nos: Top floor window inside 081117, top floor window outside 081117, ground floor doors outside 081117, ground floor doors inside 081117, design and access statement, original plans, double doors joiners plan, window external elevation current, door inside elevation current, top floor window joiners plans

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: Top floor window inside 081117, top floor window outside 081117, ground floor doors outside 081117, ground floor doors inside 081117, design and access statement, original plans, double doors joiners plan, window external elevation current, door inside elevation current, top floor window joiners plans

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 The site is a three-storey Modernist flat of 1966, one of a group of five houses and a studio, by Neave Brown, listed grade II and making a positive contribution to the Dartmouth Park Conservation Area.

The first-floor rear sliding window and the lower-ground-floor rear split doors have rotted to a point where their replacement is required. The applicant proposes to replace the windows like for like, reusing the existing fittings. A suitably qualified craftsman has been engaged. The new windows will be compared with existing examples in neighbouring flats and their acceptability assessed thereby.

The applicant also wishes to double glaze the new windows, using 12mm glass. Several of the other units have already been so altered (before the site was listed), so no clash in appearance between flats will be caused, while because of the nature of the building and its relative modernity, this is not considered to harm 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 CAAC has responded with no objection. 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

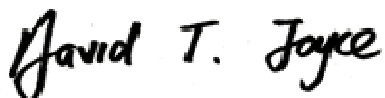
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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



David Joyce
Director of Regeneration and Planning