

Mr Nick Panayiotou
Koupparis Associates
95 Kentish Town Road
London
NW1 8NY
United Kingdom

Application Ref: **2016/6287/L**

Please ask for:

Nora-Andreea Constantinescu

Telephone: 020 7974 **5758**

Dear Sir/Madam

16 June 2017

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted Subject to a Section 106 Legal Agreement

Address:

24 Camden Road

London

NW1 9DP

Proposal:

Refurbishment and various internal and external alterations to shop (Class A1) and residential units (Class C3), including installation of internal staircase between ground floor shop and basement storage area and one between the second and third floors and other internal alterations, single storey rear extension, first floor rear extension and third floor extension with mansard roof and other external alterations.

Drawing Nos: Planning statement/ design & access dated October 2016; Heritage Statement dated October 2016; 16-175-10; 16-175-01; 16-175-02 Rev C; 16-175-03 Rev B; 16-175-04 Rev A; 16-175-05 Rev C; 16-175-06 Rev A; 16-175-07 Rev C; 16-175-08 Rev B; 16-175-11;

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 work is begun:
 - a) Details, including samples, of external facing materials relating to the proposed single storey rear extension.
 - b) Specification and sample of proposed slate roof tiles.

- c) Plan, elevation and section drawings of all new internal and external doors and windows at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- d) Details of service runs for all new bathrooms and kitchens, demonstrating the relationship of new and renewed pipework as it relates to the structure of the building, providing plans, elevations and section drawings at a minimum scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the approved drawings and support documents the replacement of the existing gutter and downpipe is not authorised by this consent without prior approval of details. Those details shall include detail drawings or samples as appropriate and shall be submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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.
- 3 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

Executive Director Supporting Communities

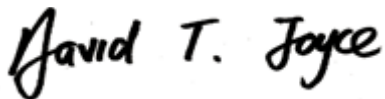
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Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search 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