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Application Ref: **2017/4723/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

1 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Chamberlain Street
LONDON
NW1 8XB

Proposal:

Covering of rear light well with full glass rooflight for habitable use, reroofing of front pitch roof, replacement of existing rear external third floor doors, new balustrade/ handrail to third floor rear balcony and removal of existing railings, new stairs and balustrade to front lightwell, new roof light to rear dormer roof, addition of Photovoltaic panels to main rear flat roof, new doors to the front vaults, new front lightwell door, window and lighting, alterations to opening to WC window, new door and fan light to rear closet wing ground floor, refurbishment of existing timber framed windows and front door, new floor external finishes to front and rear; waterproofing linings to vaults and converted lightwell; existing doors to rear lightwell to be replaced, new internal partition to lower ground floor, enlarge existing door openings, replace curved wall at second floor front bedroom/ bathroom, replace celings throughout, enlarge opening to ground and first floor rear fireplaces, refurbish fireplaces, alterations to internal stairs and balustrades, new internal floor finishes, replacement of some internal doors, new acoustic wall lining to lower ground floor front room and replacement of kitchen and bathroom.

Drawing Nos: Design Statement - Rev 2 (23/04/2018); Proposed Work- Heritage Impact Rev03; Delta Membrane System - BBA 00-3742 Delta-MS500; 2 x Photos; [1221.] 01.01 (-), 01.02 (-), 01.03 (-), 01.04 (-), 01.05 (-), 01.06 (-), 01.07 (-), 01.08 (-), 01.13(l), 01.14(l),



01.15(I), 01.16(I), 01.17(H), 01.18(F), 02.01 (-), 02.02 (-), 02.03 (-), 02.11(D), 02.12(C), 02.13(C), 02.14(D), 02.15(D), 03.01 (-), 03.02 (-), 03.03 (-), 03.11(A), 03.12(C), 03.13(C), 04.13(B), 04.14(A), 04.16(-), 04.17(A), 04.18(-), 04.19(-), 04.20(-), 04.21(-), 04.22(-).

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: Design Statement - Rev 2 (23/04/2018); Proposed Work-Heritage Impact Rev03; Delta Membrane System - BBA 00-3742 Delta-MS500; 2 x Photos; [1221.] 01.01 (-), 01.02 (-), 01.03 (-), 01.04 (-), 01.05 (-), 01.06 (-), 01.07 (-), 01.08 (-), 01.13(I), 01.14(I), 01.15(I), 01.16(I), 01.17(H), 01.18(F), 02.01 (-), 02.02 (-), 02.03 (-), 02.11(D), 02.12(C), 02.13(C), 02.14(D), 02.15(D), 03.01 (-), 03.02 (-), 03.03 (-), 03.11(A), 03.12(C), 03.13(C), 04.13(B), 04.14(A), 04.16(-), 04.17(A), 04.18(-), 04.19(-), 04.20(-), 04.21(-), 04.22(-).

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.

- 4 Prior to the commencement of works, the stairs shall be uncovered and fully investigated, and a method statement detailing the repairs shall be submitted to and approved in writing by the local planning authority. 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 D2 of the Camden Local Plan 2017.

- 5 Notwithstanding the details shown on the approved drawings, no sub-floor or ceiling shall be removed until details of all existing floor and ceiling materials (including photos demonstrating the materials of the existing ceiling and floor) have been submitted to and approved in writing by the local planning authority. 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 D2 of the Camden Local Plan 2017.

- 6 Notwithstanding the details shown on the approved drawings, the vault that leads to the small hallway shall not be sealed off from the hallway.

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.

- 7 The new door between the rear room and hallway at ground floor level shall be retained as shown on the drawing hereby approved.

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 Reason for granting permission

The proposal is for internal and external alterations to a Grade II listed mid-19th century property. The proposal has been significantly revised following submission.

The replacement and refurbishment of the windows and doors along with the re-roofing of the front roof pitch would improve the overall condition of the building. The addition of the photovoltaic panels to the rear flat roof of the dormer would further enhance the energy efficiency of the property. Given that there would only be 4 PV panels and their slight angle, they would have limited visibility. The rear dormer is a modern addition that was erected prior to the listing of the property. The replacement of the windows/doors and balustrade would improve the appearance of what is a rather unattractive feature of the overall rear elevation.

The replacement of the current modern stone steps to the front lightwell with a metal stair case with new railings and balustrade would re-introduce a traditional element in terms of design and material. This would improve the appearance of the lower part of the property from the street.

The addition of a glass rooflight covering the rear lightwell would bring the area into a habitable use. The installation of a blind underneath the glazing would assist in minimizing light pollution and thus the impact at the rear.

The basement level is to see the re-introduction of the historical layout. Some of the openings are to be enlarged including to ground and first floor fireplaces where no original features have been retained. Other fireplaces are to be refurbished. To enable the rewiring and new lighting, the existing ceilings and non-original ceilings are to be replaced while ensuring that the cornice would be left in place. New

timber flooring would be laid throughout. However, any existing and original sub floor would be retained in order to prevent further erosion of the historical fabric.

The acoustic wall lining to the party wall to the front room at lower ground floor level would not compromise the original fabric. The modern glass balustrades are to be removed and replaced with new balustrading. The first floor bathroom will have the non-original curved partition removed and replace with new timber studwork and plaster board set out in more orthogonal way.

Overall the proposal would be sympathetic and would improve the physical quality of the property without interfering with the architectural merit of the listed building. The loss of and/or damage to the historical fabric are to be minimal and will not compromise its integrity. The development is considered to be acceptable in terms of size, scale, design, location and materials to be used. It would preserve and enhance the character and appearance of the host property, the conservation area and the streetscape.

The site's planning and appeal history has been taken into account when coming to this decision. An objection from the Primrose CAAC was withdrawn following revisions.

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.

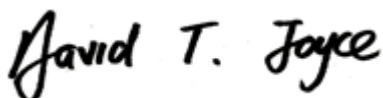
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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).

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

