

Miss Amy Robinson
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Application Ref: **2018/1547/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14-15 Southampton Place
London
WC1A 2AJ

Proposal:

Installation of new shower facilities in the lower ground floor; installation of 2 x AC units within the rear lightwell serving no.15; upgrading of lighting and ironmongery; new flooring and the re-opening of a link at second floor between the two buildings.

Drawing Nos: 648_030, 648_100, 648_101, 648_102, 648_103, 648_104, 648_107, 648_120, 648_121, 648_1202 rev A, 648_123 rev A, 648_124 rev A, 648_300 rev A, 648_309 rev A, 648_600, 648_601 rev A, 648_610 rev A, 648_612 rev A, 648_613 rev A, 648_615 rev A, 648_620 rev A, 648_S01, 3rd floor remedial structural work drawings x 2, site location plan, cover letter dated 14/03/2018, Environmental Noise Impact Report dated 12/03/2018, Heritage Assessment, Design & Access Statement dated March 2018 and Dry Rot Assessment ref: 20640/GC.

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: 648_030, 648_100, 648_101, 648_102, 648_103, 648_104, 648_107, 648_120, 648_121, 648_1202 rev A, 648_123 rev A, 648_124 rev A, 648_300 rev A, 648_309 rev A, 648_600, 648_601 rev A, 648_610 rev A, 648_612 rev A, 648_613 rev A, 648_615 rev A, 648_620 rev A, 648_S01, 3rd floor remedial structural work drawings x 2, site location plan, Heritage Assessment, Design & Access Statement dated March 2018 and Dry Rot Assessment ref: 20640/GC.

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 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 D2 of the Camden Local Plan 2017.

- 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 of the front door security panel at a scale of 1:10 including details of fixing method.

b) Details of new doors, windows (on rear extension) and skylights at a minimum scale of 1:10.

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 safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The proposed brick slips shall match the existing brickwork in colour and bond.

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 proposals seek to replace the previously approved vinyl flooring (ref: 2017/2248/L) with an engineered timber floor. The proposed timber flooring would terminate around the perimeter of each room at the face of the existing skirting board and no existing period architraves, skirting or window surrounds would be notched to accommodate the proposed flooring. This approach is acceptable.

The proposed interventions at lower ground floor would not result in the loss of historic fabric and comprise partitions and fittings which could be removed without damage to the historic fabric or any impact to the original plan form. The new showers would utilise the existing drainage system. It is considered that the works would not adversely affect the significance of the listed building.

The new AC service routes would be concealed within existing floor voids utilising existing floor joists which have already been subject to intervention in previous conversions. Bespoke joinery covers would conceal the internal units which are positioned underneath the windows in a location sympathetic to the layout of the room. The external condenser units will be placed within the external light well of No.15, resulting in minimal visual impact to the setting of the listed buildings or the wider conservation area. It is considered therefore that the works would not adversely affect the significance of the listed building.

The works to the modern rear extension include cleaning and making good/replacing the existing modern skylights, replacing the modern door with a glazed door and window and providing a new cosmetic wall lining with brick slip finish to the existing corner walls. There is no objection to these works.

Lateral conversion between listed buildings forming part of a residential terrace is not generally supported due to the loss of historic fabric and the impact on circulation routes and the legibility of the original floorplan. However, the applicant has submitted evidence which shows there is an existing opening in the proposed location, which has been filled in with concrete blocks. Because of this, and the historic use of the building and others within the terrace as laterally converted offices, it is considered that in this instance, the impact on the fabric and legibility of the original floorplan is minimal and the works are in line with local Plan Policy D2.

A number of modern partitions have been installed at fourth floor level giving a cramped feeling to the space and rendering its historic plan form illegible. It is considered that the removal of these partitions would not harm the significance of

the listed building or the legibility of the original floor plan.

No objections were received prior to the determination of this application. The Council's Conservation Officer has assessed the proposals and does not object to the development.

The site's planning history has been taken into account prior to making this decision and 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.

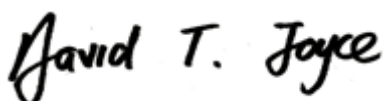
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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

