

Mr Peter Crawford

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25 Jameson Street London W8 7SH
United Kingdom

Application Ref: **2018/1531/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

18 June 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Church Row
London
NW3 6UT

Proposal:
Internal alterations

Drawing Nos: Application form, Site plan, Design and Access Statement, Heritage Statement, Structural report, CR S02 Existing Ground Floor, CR S04 Existing second floor plan, CR S06 Existing sections AA and BB, CR 11 Proposed kitchen and dining room, CR 02 proposed ground floor plan, CR 13 proposed living room, CR 12 Proposed Cloakroom and Office, CR 03 Proposed first floor plan, CR 14 Proposed master bathroom and bedroom, CR 04 Proposed second floor plan, CR 05(1) Proposed third floor plan, CR 03(1) Proposed first floor plan, CR 15 Proposed top floor, CR 06 Proposed sections AA and BB, CR P02(1) Ground floor photographs, CR P03 first floor photographs, CR P04 Second Floor Photographs, CR P05 third floor photographs.

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: Application form, Site plan, Design and Access Statement, Heritage Statement, Structural report, CR S02 Existing Ground Floor, CR S04 Existing second floor plan, CR S06 Existing sections AA and BB, CR 11 Proposed kitchen and dining room, CR 02 proposed ground floor plan, CR 13 proposed living room, CR 12 Proposed Cloakroom and Office, CR 03 Proposed first floor plan, CR 14 Proposed master bathroom and bedroom, CR 04 Proposed second floor plan, CR 05(1) Proposed third floor plan, CR 03(1) Proposed first floor plan, CR 15 Proposed top floor, CR 06 Proposed sections AA and BB, CR P02(1) Ground floor photographs, CR P03 first floor photographs, CR P04 Second Floor Photographs, CR P05 third floor photographs.

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 9 Church Row is a terraced house built in 1728 by R Hughes. The building was refronted in a Georgian style in brown brick with red brick dressings in the late 19th century. Set over three storeys with an attic and basement, the building is double fronted with five windows. There is a central staircase with front and rear rooms either side. An extensive amount of panelling and other joinery survives internally, as does historic cornicing and skirting.

The building has recently changed ownership and has been decorated and repaired. This is a retrospective application for those works.

At ground floor level, the floors, panelling and windows have been repaired where necessary. The previous kitchen has also been replaced. The new kitchen has been positioned in front of the timber panelling and all cupboards and the cooker hood are set well below the cornice to ensure it remains visible.

At first floor the flooring to the front room has been removed as this was a modern 'gymnasium floor' that was introduced during the 1980s. The floor has been replaced with reclaimed boards with dimensions to match others in the house. All windows and panelling are also repaired at this level. There are built in

bookshelves that have been set in front of the panelling and below the cornice to ensure decorative historic fabric remains visible and unharmed.

The second floor has had more intervention due to an uneven floor to the eastern side of the building. The rear room at this side has had a floating floor laid over the top of the historic boards to create a level floor. Whilst this type of intervention would not normally be supported, all historic fabric has been retained and as the room is used as a bathroom, a level floor is to some degree a necessity. Where fireplaces are missing on this floor, simple stone fireplaces and mantels are installed. There are some fitted cupboards in the master bedroom at this level, these have been set away from the timber panelling and below the cornice. All sash windows and panelling are repaired where necessary.

At third floor there are few changes, a light partition has been erected and all historic fabric remains.

The proposed works do not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have also been consulted and have raised no objections. 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.

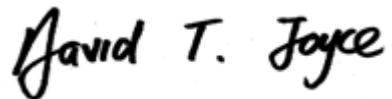
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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