

Mr Peter Crawford
-
25 Jameson Street
London
W8 7SH

Application Ref: **2018/1533/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

19 June 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Basement Flat
9 Church Row
London
NW3 6UT

Proposal:
Internal alterations

Drawing Nos: Application form, CR L01(1) Site Plan, Design and access statement, Heritage statement, structural report, CR S01 Existing Lower Ground Floor Plan, CR 01 Proposed Lower Ground Floor, CR S07 Existing Sections AA and BB, CR 07 Proposed Sections AA and BB, CR P01 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, CR L01(1) Site Plan, Design and access statement, Heritage statement, structural report, CR S01 Existing Lower Ground Floor Plan, CR 01 Proposed Lower Ground Floor, CR S07 Existing Sections AA and BB, CR 07 Proposed Sections AA and BB, CR P01 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.

- 4 The repointing of the chimney breast shall be carried out using a lime mortar with a recessed joint.

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. The basement is currently a separate one bedroom flat.

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

All exiting furniture such as the kitchen units have been removed. An historic kitchen range has been uncovered and has been insensitively re-pointed. A condition has been added to the consent ensuring the mortar is removed and the range repointed using a lime based mortar with a recessed mortar joint.

All the floors and windows have been repaired like-for-like and the modern plasterboard ceiling has been replaced with fire rated plasterboard. A new kitchen and bathroom have been installed and all the walls have been painted.

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 raise 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

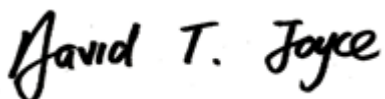
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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



David Joyce
Director of Regeneration and Planning