

Application ref: 2018/2069/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 2 July 2018

**Development Management**  
Regeneration and Planning  
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Transformation  
Flat B  
45 Lancaster Grove  
London  
NW3 4HB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Top Flat**  
**22 Chalcot Square**  
**London**  
**NW1 8YA**

Proposal:  
Alterations to terrace balustrade and side escape door. Internal alterations to partitions and new boiler terminal.

Drawing Nos: Site Location Plan, 2044.001, 2044.002 (Rev. B) 2044/HS (Heritage Statement), 2044/D&A (Design and Access Statement)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 2044.001, 2044.002 (Rev. B) 2044/HS (Heritage Statement), 2044/D&A (Design and Access Statement)

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission. The proposed front balustrade would consist of plain metal railings to be painted light grey. Its plain design and colour would be sympathetic to the character of the building and not be prominent on the streetscape. The amended design to the fire escape door to the side elevation would not affect the historic fabric of the building, while its siting would not be visible from the public realm. The boiler ventilation outlet would be a minor alteration which would be acceptable in the context of this highly altered building. The proposed alterations to the internal layout would affect only non-original partition walls and not therefore affect the historic fabric of the building. The proposal is not therefore considered harmful to the special architectural interest of the Grade II listed building or the character and appearance of the Conservation Area.

No objections have been received at the time of determining this application. The planning history of the site has been taken into account when making this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017 and the Primrose Hill Conservation Area Statement 2000. 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).

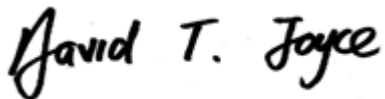
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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