

Mr David Lipsey
Transformation
Flat B
45 Lancaster Grove
London
NW3 4HB
United Kingdom

Application Ref: **2018/2070/L**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 **3688**

2 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

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

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 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.

Special regard has been attached to the desirability of preserving the listed building and any features of special architectural or historic interest which it possesses, under s.66 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 policy 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

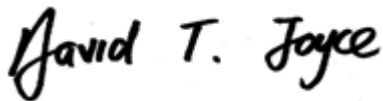
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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