

Mr Charles Rose
City Planning Ltd
40-41 Pall Mall
2nd Floor West Wing
London
SW1Y 5JG

Application Ref: **2018/1692/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

19 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

5-8 Vernon House St Mark's Square London NW1 7TN

Proposal:

Internal alterations and refurbishment of Vernon House including replacing all bathroom and kitchen suites.

Drawing Nos: 17023 PL1 013 B; 14 A;

PL1 009 C; 110 B; 010_1 B; 011 B; 011_1 B; 012 A; 113B; 114 B;

17023 401 A; 402 A; 403 A; 404A; 405 A; 405 1; 406 A; 407 A;

17023 300 A; 301 A; 302 B.

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:

17023 PL1 013 B; 14 A;
PL1 009 C; 110 B; 010_1 B; 011 B; 011_1 B; 012 A; 113B; 114 B;
17023 401 A; 402 A; 403 A; 404A; 405 A; 405 1; 406 A; 407 A;
17023 300 A; 301 A; 302 B.

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 The proposal seeks consent for internal changes to the already modified interior of the listed building. The building were originally vertical townhouses but have been laterally connected at every level and subdivided to create multiple self-contained rooms. Very little of historic fabric of interest remains. This would be retained. The works would largely replace modern kitchen and bathrooms suites including associated servicing. Modern doors and joinery are to be replaced with upgraded designs which better respond to the original character of the building. This would enhance the interior relatively. Otherwise the works would result in no harm to the special interest of the listed building which constitutes the remaining historic staircase and external façade.

The site's planning history has been taken into account when making this decision

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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

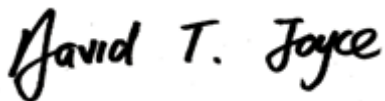
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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