

Mrs K. Gill For and on behalf of
the DRAWING ROOM
The Coach House
Leeds
LS28 5PF

Application Ref: **2018/3140/L**

Please ask for:

Nora-Andreea**Constantinescu**Telephone: 020 7974 **5758**

21 August 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**26 Chalcot Square
Primrose Hill
London NW1 8YA**

Proposal:

Replacement of 2no. existing rear elevation windows, addition of 2no. roof lights to rear elevation, and minor internal amendments all in association with the change of use from two flats to one 2 bed flat.

Drawing Nos: 6074-001; 6074-002 Rev B; 6074-003 Rev C; 6074-004; 6074-005 Rev B; 6074-006 Rev A; 6074-007 Rev A; 6074-100; 6074-101; 6074-050; Heritage Statement; 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:

6074-001; 6074-002 Rev B; 6074-003 Rev C; 6074-004; 6074-005 Rev B; 6074-006 Rev A; 6074-007 Rev A; 6074-100; 6074-101; 6074-050; Heritage Statement; 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.

- 4 Detailed drawings in respect of all proposed windows, to include jambs, head and cill, and typical glazing bars at a scale of 1:20, 1:5 and 1:1 where appropriate, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 application property forms part of a Grade II listed terrace of 9 four storey houses with attic and basement level, dating from 1855-60 and situated on the north-east side of Chalcot Square in the Primrose Hill Conservation Area. This conservation area is made up of a series of well laid out Victorian terraces, and has a predominantly residential character with shopping centres and a primary school; because of the vicinity of Primrose Hill, it is also extremely well provided with open space. The property is 3 windows wide, with a stucco façade and rusticated ground floor. The property is divided into five flats.

Listed building consent is sought for the replacement of third floor rear windows with traditional timber sash windows, and installation of 2 x rooflights to upper rear roof slope at fourth floor level all in association with the conversion of two flats at second, third and fourth floor levels into one larger residential unit. Planning permission and listed building consent have been granted for the proposed scheme under applications reference numbers 2013/7655/P and 2013/7724/L however the permissions lapsed in January 2017.

The proposed conversion involves several internal alterations, which relate mainly to internal modern lightweight partitions and to the layouts at the upper levels of the house which have previously been altered and do not involve the loss of historic fabric. The alterations to the layout at these levels can accommodate this degree of intervention without affecting the special historic or architectural interest of the listed building.

It is noted that the proposed window at third floor level on the rear elevation (drawing no 100) shows stuck-on glazing bars. This would not normally be supported in a listed building and traditional timber framed sash windows with traditionally detailed glazing bars would be required, as such details of all proposed windows would be secured by means of condition, subject to this permission.

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.

The works would serve to preserve the significance of the listed building and the wider conservation area, in compliance with Local Plan Policy D2.

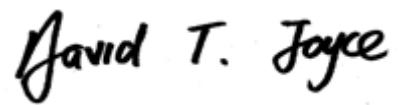
As such, it is considered that the works would serve to preserve the significance of the listed building and the wider conservation area, in general accordance with policies D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning