

Mr Robert Redford
RPR Architects
11 East Hill
Charminster
DT2 9QL

Application Ref: **2017/6406/L**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

14 August 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Rothwell Street
London
NW1 8YH

Proposal:
Erection of single storey rear infill extension, and external alterations.
Drawing Nos: 1702.04 B, 1702.05 A, 1702.02 A, 1702.01, 1702.03, 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: 1702.04 B, 1702.05 A, 1702.02 A, 1702.01, 1702.03.



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, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Samples and/or manufacturer's details of new facing materials for the conservatory framing, doors, and new party wall;

b) Details of the method of fixing to the external walls.

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 listed building consent.

The application relates to a Grade II listed dwelling on the south side of Rothwell Street within the Primrose Hill Conservation Area. The properties on this side of the street form a largely uniform terrace that is characterised by two storey flat-roofed closet wings.

The proposed glazed infill would measure approximately 2m long, 2.7m wide, 2.2m high at the eaves and 3m high at the ridge. The structure would be constructed at lower ground floor level in place of an existing sunken patio, and would infill the existing shallow courtyard to the side of the closet wing. The infill would be read as a modern, lightweight intervention to the building that would not cause harm to its special architectural interest. There is one similar glazed infill within the terrace at No. 2, which has no planning history.

The structure would not project beyond or above the closet wing of the neighbouring building, No. 6, and would therefore have no material impact on residential amenity to the occupants. The extension would be enclosed on two sides and by virtue of its height would not allow overlooking to any adjoining occupier.

The application has been amended in response to heritage objections, reducing

the height of the rear extension from two storeys to one, and omitting demolition works to the internal walls and chimneybreast in the lower ground floor.

The rear doors are to be metal framed; however, full details of the roof framing, finish and party wall materials have not been provided and will be required by condition. As part of the development, the set of modern French doors at lower ground floor level would be removed for access to the extension. The proposal also includes the removal of an existing modern spiral staircase from the existing ground floor balcony, and making good the balustrade, which would cause no harm to the historic fabric.

The planning history of the site has been taken into account when coming to this decision. Objections were received to the original two-storey version of the scheme from occupants of nos. 7 and 9 Chalcot Crescent, on the basis of harm to the significance of the listed building by virtue of its inappropriate design, and impact on the privacy and outlook of neighbours. The proposed single storey extension at lower ground floor level is considered to have a sympathetic relationship to the listed host building, and addresses concerns of overlooking.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

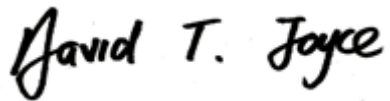
The proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2018.

- 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