

Application ref: 2018/1636/L  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 13 September 2018

**Development Management**  
Regeneration and Planning  
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Brian O'Reilly Architects  
31 Oval Road  
London  
NW1 7EA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**116 Drummond Street  
London  
NW1 2HN**

Proposal: Single storey glazed rear extension at ground floor with access stair.

Drawing Nos: 396-101-E/A, 396-300-E/A, 396-100-E/A, 396-101-P REV C, 396N-101-P/B REV C, Detail 1 - Rev A, Detail 3, 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: 396-101-E/A, 396-300-E/A, 396-100-E/A, 396-101-P REV C, 396N-101-P/B REV C, Detail 1 - Rev A, Detail 3.

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 listed building consent

The proposed glazed winter garden at the rear of the building has previously been granted listed building consent under application ref. 2015/6999/L, which is extant. The new application includes amendments to the original scheme, to change the internal layout and add an internal staircase to link the basement and ground floor levels.

The extension would appear as a lightweight addition to the host building and it is considered that the structure would respect and preserve the original design, age and proportions of the building. The architectural and historic special interest of the rear elevation would be unharmed by the proposed structure, which would be fully reversible.

The proposed structure would be supported by structural glass beams, and on three sides by a lightweight steel structure set within the containing yard wall; glass roof panels will meet the rear elevation of the house directly on the fourth side supported by a slim steel bracket. All the connections would have lead flashings set into existing mortar joints, with no harmful impact on the historic fabric of the building.

The proposed staircase would not be an inappropriate addition within an historic lightwell, and no objection is raised to this element. The staircase would be sited within an existing void and would therefore not impact on any additional historic fabric. The changes to the layout relates to the siting of bathroom fixtures within the vaults, which is similar to listed building consent 2015/1397/L and is not considered to cause harm.

No objections have been received in relation to the works. The application site's planning history has been taken into account when coming to 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 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 the Camden Local

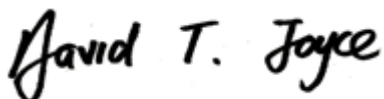
Plan 2017, with particular regard to policies and D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2018.

- 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