

Application ref: 2018/2802/L  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 2 October 2018

**Development Management**  
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City Planning Ltd  
40-41 Pall Mall  
2nd Floor West Wing  
London  
SW1Y 5JG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal: Erection of two storey glazed rear infill extension with associated internal alterations.

Drawing Nos: 17023 PL2 011 B, 17023 PL2 010 B, 17023 PL2 009 B, 17023 PL2 041 B, 17023 PL2 040 A, 17023 PL2 109 A, 17023 PL2 101 A, 17023 PL2 070 A, 17023 PL2 140, 17023 PL2 111 A, 17023 PL2 110 B, 17023 PL2 170, 17023 PL2 141 A, 17023 PL2 001 B, 17023 260 A, Cover letter dated 27/04/2018, Heritage Collective Heritage Advice Note, Heritage Assessment April 2018, Design and Access Statement dated April 2018.

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:

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 size, scale and design of the proposed two storey rear infill extension is considered to represent a subordinate addition that would sit comfortably within the existing gap between the two storey closet wing of the host dwelling and the flank wall of the adjoining closet wing at No. 9. The glazed structure would have a lightweight appearance that is sympathetic to the character of the listed building and would not cause unacceptable harm to its special historic interest. Furthermore, the proposed extension would match the size, design and fabric of existing rear extensions at Nos. 9 and 10 and would help to unify the character and composition of the adjoining terrace.

The proposal would result in the minor loss of some original historic fabric, namely the existing rear window and spandrel. However, officers have negotiated an enhanced internal arrangement at the property to compensate for this loss. These enhancements relate to the reinstatement of appropriate period details for the staircase which include replacement cast iron and hardwood balusters, hardwood handrails and removal of the central spine partition.

The proposed reinstatement of the staircase's original period details would help to return a sense of legibility to the plan form of the building and is considered to represent a heritage benefit, particularly as this is the only remaining stair from the original four terrace buildings.

No comments in relation to the Listed Building Consent Application were received prior to making this decision. The planning history of the site and surrounding area have 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 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 Policy D2 of the Camden

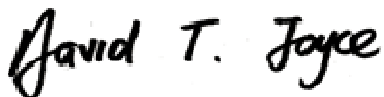
Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

- 2 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.
- 3 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).
- 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