

Application ref: 2018/3665/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

163 Carriage Row Eversholt Street London London NW1 1BU

Proposal:

Internal strip-out and refurbishment of second floor including extension of existing mezzanine

Drawing Nos: Block plan, site location plan, design & access and heritage statement, 306pl 215 p1 (propo mezzanine), 306PL 213 p1 (propo section), IMG0612 (existing ducts), 306PL 205 p1 (exist plan), 306PL 204 p1 (exist mezz), 306PL 203 p1 (exist 2f), 306PL 208 p1 (propo 2f), 306PL 207 p1 (exist sec bb), 306PL 206 p1 (exist sec aa), 306 PL 211 p1 (propo 2f rcp), 306PL 210 p1 (propo 3f), 306 PL 209 p1 (propo mezz), 306 PL 214 p1 (propo sec bb), 306 PL 213 P1 (propo sec aa), 306PL 212 p1 (propo 2f rcp), 306PL 215 p1 (propo mezz ele), 306 PL 215 p1 (propo stair details), 9222.1 03 A (structural scheme), 9222.1 02A (structural details), 9222.1 A (structural scheme), 306EX20 T2 (exist sec aa)

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:

Block plan, site location plan, design & access and heritage statement, 306pl 215 p1 (propo mezzanine), 306PL 213 p1 (propo section), IMG0612 (existing ducts), 306PL 205 p1 (exist plan), 306PL 204 p1 (exist mezz), 306PL 203 p1 (exist 2f), 306PL 208 p1 (propo 2f), 306PL 207 p1 (exist sec bb), 306PL 206 p1 (exist sec aa), 306 PL 211 p1 (propo 2f rcp), 306PL 210 p1 (propo 3f), 306 PL 209 p1 (propo mezz), 306 PL 214 p1 (propo sec bb), 306 PL 213 P1 (propo sec aa), 306PL 212 p1 (propo 2f rcp), 306PL 215 p1 (propo mezz ele), 306 PL 215 p1 (propo stair details), 9222.1 03 A (structural scheme), 9222.1 02A (structural details), 9222.1 A (structural scheme), 306EX20 T2 (exist sec aa)

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 host building is a terrace of palatially composed 19th century ticket-tallying halls, now offices, with large double-height rooms to the ground floor with balconies across the back.

The site is the second floor, which is composed of dado-panelled double-height rooms on either side of a smaller middle room, all with a balcony built across the rear wall. A modern extension has infilled the space between rear wings.

The applicant wishes to replace existing modern ceiling fittings, air handling and lighting, add openings in the spine wall and modify two modern staircases to the balcony. He wishes to extend an existing mezzanine in the central room. In addition, he proposed partition alterations in the modern wing to the rear. New air ducts will pass through the walls, while existing ducts will be removed and the holes bricked up. Modern full-height partitions will be removed from the northern room, restoring the room's original proportions. Modern doors will be replaced.

Later plan changes suggest that some of the dado panelling cannot be original, while the presence of the balcony so close to the underside of the roof makes its originality a moot point. These factors tend to suggest that a degree of alteration is acceptable on this upper level. While it would not normally be acceptable to run ducting through chimney breasts, this has already been done here, so no further harm will ensue.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

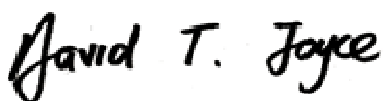
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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



David Joyce
Director of Regeneration and Planning