

Application ref: 2018/3960/L
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 8 October 2018

Development Management
Regeneration and Planning
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ALI Architectural Services
414 Coventry Road
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B10 0UF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat B, 76 Delancey Street
London
NW1 7SA**

Proposal: Demolition of existing roof terrace, erection of a mansard roof extension with 2 dormer windows to front and 2 dormer windows to rear and reintroduction of butterfly parapet to rear and internal alterations including new staircase to roof level, relocation of kitchen, new fittings and reinstatement of door openings at first floor level (Renewal of extant planning permission 2014/1432/P and 2014/1506/L)

Drawing Nos: Job 177(P) 01 Rev.C, Job 177(P) 02 Rev.B, Job 177(P) 03 Rev.B and 02 A.

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: Job 177(P) 01 Rev.C, Job 177(P) 02 Rev.B, Job 177(P) 03 Rev.B and 02 A.

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 consent

This application is a renewal of planning permission ref. 2014/1506/L, the proposed roof alterations are identical to this previous permission.

The existing roof terrace and associated railings are considered to be a detracting element from the appearance of the building and the character of the area. It is noted that the majority of the buildings within the terrace have similar roof extensions. The proposed mansard, including form, windows, and materials are in keeping with the design principles set out in CPG1.

The proposed roof extension is considered to be acceptable in principle as there is an established character across the terrace of which the building is a part. The reinstatement of the butterfly parapet is considered to enhance the appearance of the host property and the conservation area.

The proposed design changes to the rear elevation are considered to have an acceptable impact on the listed building and the conservation area. The reinstatement of the traditional butterfly parapet to the rear is considered to improve the appearance of the building, and be more in keeping with the original design of the building and the terrace in general. The changes to the pipes will consolidate the existing arrangement. The new hopper gutter to the rear is more in keeping with the original design of the building.

No comments were received during the statutory consultation period. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposal reinstates original historically significant elements of the building previously the subject of illegal works. The other works proposed are to non-original fabric and are not considered to detract from the historic significance of the building.

The proposed internal alterations are considered an acceptable impact on the

listed building.

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.

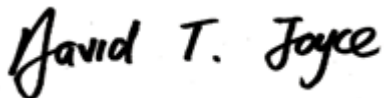
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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.

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