

Application ref: 2018/2730/L
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Date: 16 October 2018

Development Management
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Marianna Kennedy
3 Fournier Street London E1 6QE United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Chalcot Crescent
London
NW1 8YE

Proposal:

Internal refurbishment and creation of patio in the garden.

Drawing Nos: Report

25 Chalcot Crescent is a grade II listed building within the Primrose Hill conservation area. The building forms part of a terrace of five houses built between 1860-68. The building has been divided into flats, the proposals affect the basement flat

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: Application form, Design and Access Statement,

Location Plan, 25 A Chalcot Crescent existing and proposed, Remaining fabric
23 A Chalcot Crescent, 25 Chalcot Cres, NW1- ...RETAINING WALL SECTION
2, Problems associated with tanking lime mortared brickwork.

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 Notwithstanding the approved drawings, the fireplace in the rear room at basement level shall remain in situ.

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 25 Chalcot Crescent is a grade II listed building within the Primrose Hill conservation area. The building forms part of a terrace of five houses built between 1860-68. The building has been divided into flats, the proposals affect the basement flat.

The basement flat has been significantly altered during the latter part of the 20th century. All the lime plaster has been removed along with most of the joinery, the floor has also been replaced with the concrete slab. The proposals are to reinstate many of these features and re-landscape the garden.

The walls are re-plastered with lime plaster throughout and a simple cornice is applied, the concrete slab is also dug up and replaced with flagstones. The shutters and joinery is reinstated to the window looking towards the garden. It is proposed to reinstate both fireplaces, but as the fireplace to the rear room has some historic significance, a condition has been added to the consent ensuring it is retained in-situ.

Some alterations to the plan form are proposed, an opening is created in the spine wall and the bathroom is extended slightly. None of these alterations compromise the historic plan form or circulation.

In addition, it is proposed to re-landscape the garden. The garden is lowered by almost a meter. This will not harm the setting of the listed building, and is likely to prevent damp to the rear extension as soil will no longer abut the brick work.

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

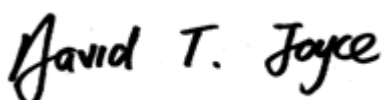
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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