

Application ref: 2018/5348/L
Contact: Thomas Sild
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Date: 7 January 2019

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HUNTSMAN ELDRIDGE SURVEYORS LTD
121C GODOLPHIN ROAD
LONDON
W12 8JN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat B
32 Argyle Street
London WC1H 8EN

Proposal:

Alterations to first, second and third floor levels to include fitting new kitchen on first floor, creation of opening between first floor front and rear rooms; Installation of new shower room and ensuite on second floor, new staircase to third floor, replacement of existing roof extension with mansard roof extension

Drawing Nos: Site location plan, (All prefixed 1321): 101, 102, 201 Rev A, 202 Rev A, 203 Rev 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: Site location plan, (All prefixed 1321): 101, 102, 201 Rev A, 202 Rev A, 203 Rev 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with surrounding floors, walls and ceilings

b) Details of the proposed second to third floor staircase

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.

- 5 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 proposed mansard roof extension would replace an existing non-original pitched roof extension which is not considered to make a positive contribution to the building's architectural interest. The proposed height would match the ridge height of the adjoining no. 34's mansard and provide a more consistent ridge height than at present. Following consultation with the Council's Conservation Officer, plans were revised to reduce the dormer sizes to better maintain the characteristic hierarchy of window sizes from the principal first floor level upwards to the roof. The proposed facing materials of natural Welsh slate and lead dormers, together with timber sash windows are considered acceptable in preserving the building's character and appearance. A planning

condition will be attached to the permission requiring the submission of further details and manufacturers specifications for all facing materials and proposed window frames for approval by the local planning authority.

Mansard roof extensions are prevalent along much of the adjoining terrace, with nos. 32 and 30 being only two within a long stretch without this feature at third floor level. Given the original butterfly roof no longer remains at no. 32 the proposals would not be detrimental to the character of the listed building.

The internal alterations would enable the historic floor plans to be maintained to an acceptable degree, preserving the building's special interest. Plans were revised to better preserve the staircase compartment and reduce the proposed opening between front and back rooms at first floor level. Full details of the proposed kitchen and bathroom servicing, and proposed second to third floor staircase will be required by condition for approval by the local planning authority.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

Special regard has also 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.

The proposal is in general accordance with Policies A1, D1 and 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.

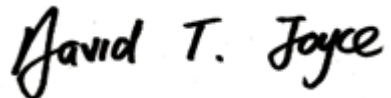
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning