

Application ref: 2018/5828/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 8 January 2019

Development Management
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London Borough of Camden
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Mr Thomas Hale
19 Kirkeby Buildings
Portpool Lane
London
EC1N 7UN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 19
Kirkeby House
Portpool Lane
London
EC1N 7UN

Proposal:

Install new kitchen units, replace the boiler, lay wood-effect vinyl flooring throughout with acoustic underlay and carry out general redecoration works.

Drawing Nos: Location plan, floor plan, description of proposed works, design & access statement, hot water pipes, kitchen, kitchen 2, radiator, laminate flooring 2, boiler, water cylinder, carpet and underlay, wallpaper

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:

Location plan, floor plan, description of proposed works, design & access statement, hot water pipes, kitchen, kitchen 2, radiator, laminate flooring 2, boiler, water cylinder, carpet and underlay, wallpaper

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 listed building consent:

The site is a flat in a balcony-access housing estate of the early 20th century, listed grade II and making a positive contribution to the Hatton Garden Conservation Area.

The applicant wishes to undertake redecorations and alterations, including a new kitchen, re-angled boiler and laminate flooring and underlay. Peripheral radiator pipes will be boxed in.

The new flooring will be scribed around the existing timber features, so no fabric will be lost. The new kitchen and moved boiler will utilise existing connections, so no additional harm will occur.

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

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).

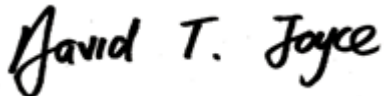
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning