

Application ref: 2018/6031/L
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Paradigm Planning Ltd
PM House Riverway Estate
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GU3 1LZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Chalcot Crescent
London
NW1 8YD

Proposal:

Internal alterations associated with conversion to single dwellinghouse; demolition and reconstruction of 2 storey rear extension; and replacement steps to front lightwell.
Drawing Nos: CHA_P_001, CHA_P_021, CHA_P_022, CHA_P_023 revision A, CHA_P_025, CHA_P_031 revision A, CHA_P_032 revision A, CHA_P_041 revision A, CHA_P_121, CHA_P_122, CHA_P_123, CHA_P_131 revision A, CHA_P_141 revision A, CHA_P_142 revision A, CHA_P_201 revision A, CHA_P_202 revision A, CHA_P_211, CHA_P_221, CHA_P_222, CHA_P_231, CHA_P_232, Design Statement dated 4 October 2018, Heritage Statement dated October 2018, and Planning Statement dated 5 November 2018.

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: CHA_P_001, CHA_P_021, CHA_P_022, CHA_P_023 revision A, CHA_P_025, CHA_P_031 revision A, CHA_P_032 revision A, CHA_P_041 revision A, CHA_P_121, CHA_P_122, CHA_P_123, CHA_P_131 revision A, CHA_P_141 revision A, CHA_P_142 revision A, CHA_P_201 revision A, CHA_P_202 revision A, CHA_P_211, CHA_P_221, CHA_P_222, CHA_P_231, CHA_P_232, Design Statement dated 4 October 2018, Heritage Statement dated October 2018, and Planning Statement dated 5 November 2018.

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 proposed changes to the building include the replacement of the existing unsympathetic rear basement/ground floor extension, the provision of new windows, replacement rooflights, a new internal staircase, rationalisation of the internal stair hall and plan form/decoration, new mouldings, skirtings and architraves throughout and a new cast metal and stone external stair to the basement flat.

The existing rear extension is a more recent addition, and is not considered to be of particular architectural merit. The proposed replacement would be lightweight and subordinate, and is not considered to compete with the architectural language of the host building. There is no uniformity to the rear elevation of the wider terrace, and given that it would be of the same footprint of the existing extension, it is not considered to affect the group dynamics or harm the special character of the wider terrace of listed properties.

During officer site visits, it was evident that the internal floorplan of the building had undergone extensive alteration in the past with various modern partitions installed. There are few internal architectural features of note. The proposed alterations to the floorplan are acceptable, enabling the legibility of the original floorplan to remain.

The proposals were revised during the course of the application to remove the unacceptable double glazing, and to amend the proposed rooflights to a more sympathetic design. Although rooflights would not usually be considered acceptable, they would replace existing rooflights which have been installed since the turn of the century prior to the building's listing, and as such, are

acceptable in this instance.

Overall, the proposals are considered to preserve the special interest and character of the host listed building and wider terrace, in accordance with policy D2.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

No comments have been received prior to the determination of the application.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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.
- 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

David T. Joyce

David Joyce
Director of Regeneration and Planning