

Application ref: 2018/5719/L
Contact: Sofie Fieldsend
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Development Management
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P Joseph
Lighthouse Studios
Studio C003 89a
Shacklewell Lane
London
E8 2EB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Regent Square
London
WC1H 8HZ

Proposal: Lowering of rear/front lightwell in connection with the conversion of 1x 1B flat and 1x3B flat into 1x studio and 1x3B flat. Fenestration and internal alterations. Front/rear landscaping alterations. Erection of replacement side boundary walls. Installation of solar panels to the roof.

Drawing Nos: 022_100; 022_200 Rev.B; 022_201; 022_202; 022_205 Rev.B;
022_206; 022_207 Rev.A; 022_208 Rev.B; 022_209 Rev.A; 022_210 Rev.B; 022_211
Rev.A; 022_212 Rev.B; 022_215 Rev.B; 022_216 Rev.B; 022_217 Rev.B; 022_218
Rev.B; 022_219 Rev.B; 022_220 Rev.B; 022_230; 022_211; 022_212; 11009-61;
11056-01 and scope of works Rev.B.

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:

022_100; 022_200 Rev.B; 022_201; 022_202; 022_205 Rev.B; 022_206; 022_207 Rev.A; 022_208 Rev.B; 022_209 Rev.A; 022_210 Rev.B; 022_211 Rev.A; 022_212 Rev.B; 022_215 Rev.B; 022_216 Rev.B; 022_217 Rev.B; 022_218 Rev.B; 022_219 Rev.B; 022_220 Rev.B; 022_230; 022_211; 022_212; 11009-61; 11056-01 and scope of works Rev.B.

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 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 conditions attached to this consent. This includes lath and plaster walls and ceilings.

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 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 Damp proofing to the basement vaults shall be Newton 500 or similar.

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.

- 6 All architectural features including, but not limited to, cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

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.

- 7 The new joinery work to third floor level shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions 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.

- 8 All new partitions shall be scribed around the existing ornamental mouldings.

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.

- 9 Detailed drawings 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) Plan, elevation and section drawings of new kitchen furniture at a scale of 1:10 including details of fixings.
- b) Details of service runs for all new bathrooms and kitchens, demonstrating the relationship of new pipework with historic fabric.

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:

The building is a mid-terrace grade II listed townhouse which is remarkable due to its relatively unaltered nature. This gives the building particular character which is important to preserve as part of any refurbishment. There is no objection to slightly lower the front vault. This should be damp proofed using Newton 500 or similar and will be secured by condition. Replacement of the lightwell entrance with a multi-paned timber door would benefit the listed building and help appreciate the ground floor entrance bridge. On the rear outrigger two windows will be replaced with larger timber sash windows and a new roof lantern is proposed to replace the existing structure. The windows would match the design and materials of the existing windows on the host building. Works to extend the small well and make good the boundary walls to the rear yard would not harm the special interest of the listed building or the character and appearance of the conservation area.

The proposed layout would not harm the special interest of the building. The false wall to the rear room at 2nd floor level and new WC cubicle to the top floor landing allow for the insertion of modern day living facilities without disrupting the plan form or character of the building. The top floor cubicle should be clad to match the existing adjoining panelling and will be secured by condition. The reinstatement of the basement staircase is a welcome change to the building which is considered a heritage benefit. There is no objection to shifting the location of the first floor opening in the spin wall. There is no objection to installing the kitchen to the front room subject to the units appearing as freestanding objects or pieces of furniture in their own right. The

details of these will be secured by condition .

To service the top floor toilet it is necessary to install a 'bulkhead book shelf' to the ceiling of the 2nd floor landing. This would allow the SVP to feed behind the false wall in the 2nd floor rear room. The service route is considered to match the character of the property whilst sensitively upgrading the accommodation. The kitchen waste and extraction can be serviced through the floor void and down through nibs in the LGF front room with downward recirculating extract for the oven. The lower ground floor has a modern concrete slab. In this regard there is no objection with replacing this and installing underfloor heating. All features and fabric should be retained unless otherwise stated on the proposed drawings

The revised proposal is not considered to cause harm to the grade II building's special interest or setting. The Council's Conservation Officer has assessed the proposal and does not object to the revised development.

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

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.

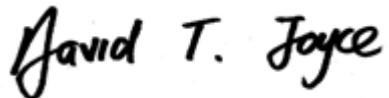
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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