

Application ref: 2018/1021/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 21 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

A-ZERO Architects
82 Southwark Bridge Road
London
SE1 0AS

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Lower Ground Floor Flat

124A St Pancras Way

London

NW1 9NB

Proposal:

Excavation of rear garden and erection of single storey rear extension at lower ground floor level

Drawing Nos: A001, A002, A200, A201, A202, 220, 221, 222, 225, 226, 227, Design and Access Statement dated February 2018, Heritage Statement dated December 2017, draft Construction Management Plan received 02/03/2018, Basement Impact Assessment ref: CG/28111 dated April 2017, Structural Planning Report Issue 1 dated 31/05/2018, 5 x drawings prepared by 'Entuitive' dated 03/2017, Drawings and calculations received by the LPA on 31/05/2018.

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: A001, A002, A200, A201, A202, 220, 221, 222, 225, 226, 227, Design and Access Statement dated February 2018, Heritage Statement dated December 2017, draft Construction Management Plan received 02/03/2018, Basement Impact Assessment ref: CG/28111 dated April 2017, Structural Planning Report Issue 1 dated 31/05/2018, 5 x drawings prepared by 'Entuitive' dated 03/2017, Drawings and calculations received by the LPA on 31/05/2018.

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.

- 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) Plan, elevation and section drawings at a scale of 1:20 of the new rear extension, including samples and/or manufacturer's details of new facing materials.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings at a scale of 1:10.

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 proposals involve the excavation of the rear garden to allow for the erection of a new single storey rear extension at lower ground floor level, and the lowering of the ground level of the existing closet wing extension to connect internally to the new extension. The current rear extensions are incoherent, and it is considered that the proposed infill extension would create a more harmonious look. The new extension would measure 4.8m deep, 3.4m high and 3.1m wide and would be constructed of reclaimed London stock brick to match the existing building, with timber-framed doors and windows to ensure it

read as a sympathetic addition to the host building.

The Council's Conservation Officer has assessed the proposals and confirmed that the internal plan form of the basement floor would not be affected by the extension. The creation of the basement underneath the existing closet wing is modest in size respecting the plan form and hierarchy of the listed building. In addition, the excavation causes no harm to any historic fabric.

The excavation of the garden in order to access the infill extension is to some extent regrettable; however, the overall appearance of the rear of the building is improved as a result of the more coherent extension arrangement.

Two objections have been received and duly taken into account prior to making this decision.

The site's planning history has been taken into account prior to making this decision and 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 March 2016, and the National Planning Policy Framework 2018.

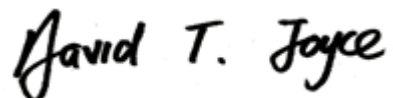
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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