

Application ref: 2018/3495/L
Contact: Colette Hatton
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Date: 19 February 2019

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WEBB ARCHITECTS LIMITED
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

1 Chamberlain Street
London
NW1 8XB

Proposal:

Discharge of conditions 4 and 5 of Listed Building application granted on 01/05/2018 ref: 2017/4723/L.

Drawing Nos: Application form, 1221.04.24 - Stairs Details First to Second Floor (condition 4), Statement and Photographic Evidence Rev1 (25/10/2018) - Floor Boards (condition 4) & Stairs (condition 5), Michael Chester & Partners Statement - Consulting Civil & Structural Engineers (24/10/2018), 1221-Existing Stair(2).

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 1 Chamberlain Street is a grade II listed building within the Primrose Hill conservation area. The application is for the discharge of conditions 4 and 5 of listed building consent 2017/4723/L.

Condition 4 reads as follows:

'Prior to the commencement of works, the stairs shall be uncovered and fully investigated, and a method statement detailing the repairs shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'

An engineer's report has been submitted stating that the stairs are beyond repair and will need to be entirely replaced. Photos have also been submitted showing that the stairs have come away from the supporting wall and that there are big gaps between the treads and the risers. Whilst it is regrettable to lose an historic staircase, in this instance, as the replacement stairs exactly match the historic, and the banister and newel post will be retained, I am happy to support the proposals.

Condition 5 read as follows:

'Notwithstanding the details shown on the approved drawings, no sub-floor or ceiling shall be removed until details of all existing floor and ceiling materials (including photos demonstrating the materials of the existing ceiling and floor) have been submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'

The floors and ceilings have now been investigated and evidence of any existing historic fabric has been submitted. All historic floor boards, which sadly only exist at ground floor level, and the historic lath and plaster ceilings at ground and first floor will be retained.

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

The application has not been advertised, however the Primrose CAAC have objected to the removal of the staircase and requested for an engineer's survey to be carried out. This has now happened, and the engineer has recommended removal of the staircase.

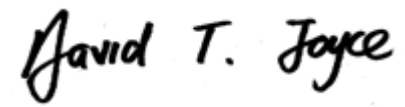
The site's planning history has been taken into account in making this decision.

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

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:

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