

Application ref: 2018/3230/L
Contact: Jaspreet Chana
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Date: 21 February 2019

Development Management
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Somner Macdonald Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Leverton Street
London
NW5 2PJ

Proposal:
Erection of single storey rear extension following demolition of existing rear extension, reinstate sash window on rear elevation and internal alterations to form wet room and associated works

Drawing Nos: 1806-01, 1806-02, 1806-03 C, 1806-48 A, Supporting Design & Heritage Statement.

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: 1806-01, 1806-02, 1806-03 C, 1806-48 A,

Supporting Design & Heritage Statement.

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 application property is a Grade II listed building dating from the late 17th century and is a single family dwelling. The property is situated within Kentish Town Conservation Area.

The proposals seek to remove the current rear extension and replace with a modern single storey rear extension, reinstate the sash and case windows on the rear elevation and internal alterations to form a wet floor shower room.

The proposed replacement single storey rear extension is considered acceptable in terms of its compatibility with the design of the original building. It would also result in an acceptable visual impact to the character and appearance of the street as it will not be visible from the streetscene. The extension's design, modest size, scale and use of materials are all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

The replacement windows would match those of the existing and be of timber sash and case style, this would be considered appropriate for the subject listed dwelling. The internal alterations would involve creating a new shower/wet room by creating two new internal walls within the living room. The works would not affect any historic fabric and would not have a notable impact on the historic plan form of the property given the location of the alterations within the historic building.

It is therefore considered no harm would be caused to the special interest of the listed building.

The proposal was advertised by placement of a press and site notice. The site's planning history has been taken into account when making 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 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 National Planning Policy Framework 2018.

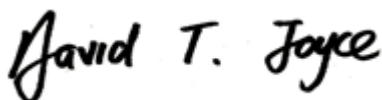
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning