

Application ref: 2018/5322/L
Contact: Emily Whittredge
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Date: 8 February 2019

Development Management
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The Atelier Brown
The Old Stables
Millow Hall Farm
Millow
DUNTON
SG18 8RH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
9/10 Regent Square
London
WC1H 8HZ

Proposal:

Erection of part two-storey, part single storey rear extension at lower and upper ground floor levels including excavation and internal alterations; re-grading of rear garden levels; replacement of non-original windows; and internal works.

Drawing Nos: RGL-18-2872-04, RGL-18-2872-03, RGL-18-2872-02, RGL-18-2872-01, CA5591/T01, CA5591/01, RGS/PL/103 Rev P1, RGS/PL/102 Rev P1, RGS/PL/101 Rev P1, RGS/PL/001 Rev P1, Arboricultural Implications Assessment (Broad Oak Tree Consultants Limited Nov 2018), Basement Impact Assessment (Ground and Project Consultants Ltd July 2018), Groundwater assessment (H Fraser Consulting 30/08/2018), Surface Water: Screening and Scoping and Modelling (Kaya Consulting Ltd September 2018), Surface Water: Screening and Scoping (Kaya Consulting Ltd Aug 2018), Construction Method Statement (Cooper Associates September 2018), Design Access & Heritage Statement P1 (the atelier brown).

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: RGL-18-2872-04, RGL-18-2872-03, RGL-18-2872-02, RGL-18-2872-01, CA5591/T01, CA5591/01, RGS/PL/103 Rev P1, RGS/PL/102 Rev P1, RGS/PL/101 Rev P1, RGS/PL/001 Rev P1.

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 relates to a terraced Grade II listed building within the Bloomsbury Conservation Area. The proposal seeks to extend the garden flat at the existing lower ground and ground floor levels, and replace some existing non-original windows and doors. The excavation would involve lowering the lower ground floor of the existing rear room to install a slab and partial excavation of the sloping garden as part of the extension and refurbishment works.

The building has suffered war damage and subsequently was substantially rebuilt behind the façade in the 1950s. The rear windows are metal framed and the window sizes and design are consistent with the period of rebuilding. As such, the majority of the original historic fabric was lost and the proposal would therefore not compromise the architectural or historic interest of the building as far as it relates to the internal works proposed.

The proposed two-storey rear extension is considered to be subordinate in scale and location to the host building and terrace, and is of an appropriate design by virtue of it reflecting the form of a traditional outrigger in a simple, contemporary design. The facing brickwork would reflect that of the existing rear elevation. The replacement of the windows and doors in the existing openings is considered to be appropriate in terms of their materials and detailed design. The rear extension would not be considered to cause harm to the special interest of the Grade II listed building.

The existing floor at lower ground floor level would be part excavated to install a new slab in the rear room, and the sloping land to the rear regraded to accommodate the two-storey extension. The excavation causes no harm to any historic fabric nor to its setting.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest, which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning