

Application ref: 2019/0427/L
Contact: Charlotte Meynell
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Date: 22 March 2019

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Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Linton Studio
35 Steele's Road
London
NW3 4RG

Proposal:

Replacement of lower ground floor side door with window; installation of new upper ground floor side door and associated timber decking, steps and balustrades to facilitate access into the rear garden; replacement of 2 x upper ground floor rear windows; installation of 42x rooflights in main roof. Internal alterations comprising reconfiguration of layout at lower and upper ground and second floor levels; replacement of internal stairs between upper ground and first floor levels; installation of new insulation in loft.

Drawing Nos: 1076-AP01A; 1076-AP02; 1076-AP03C; 1076-AP04; 1076-AP05; 1076-AP06; 1076-AP07D; 1076-AP08; 1076-AP09C; 1076-AP10B; 1076-AP11; 1076-AP12B; 1076-S01; 1076-S02; 1076-S03; 1076-S04; 1076-S05; 1076-S06; 1076-S07; 1076-S08; 1076-S09; 1076-S10; 1076-S11; 1076-S12; 1076-S13; Block Plan; Planning and Heritage Statement (prepared by Firstplan Ltd, dated December 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: 1076-AP01A; 1076-AP02; 1076-AP03C; 1076-AP04; 1076-AP05; 1076-AP06; 1076-AP07D; 1076-AP08; 1076-AP09C; 1076-AP10B; 1076-AP11; 1076-AP12B; 1076-S01; 1076-S02; 1076-S03; 1076-S04; 1076-S05; 1076-S06; 1076-S07; 1076-S08; 1076-S09; 1076-S10; 1076-S11; 1076-S12; 1076-S13; Block Plan; Planning and Heritage Statement (prepared by Firstplan Ltd, dated December 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 Before the relevant part of the work is begun, detailed drawings and manufacturer's specification as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all new windows (including jambs, head and cill) and external doors;
- b) Manufacturer's specification details of all rooflights.

The relevant part of the works shall be carried out in accordance with the details thus 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.

Informative(s):

- 1 The application site is a Grade II listed yellow and red stock brick residential building, originally a single detached dwellinghouse and studio, built in 1875 for the history and portrait painter JD Linton. The building has subsequently been subdivided into flats, and Linton Studios occupies the original double height studio space and a two storey 1980s extension at a lower level to the rear of the building. The property has sole use of the rear garden. The site lies within the Eton Conservation Area.

All of the proposed external alterations relate to the existing 1980s lower and

upper ground floor rear extension. The extension is considered to be a sympathetic and subordinate addition to the listed building, and the balanced roof form and pattern of openings to the rear façade is considered to contribute to the significance of the building through its architectural interest. Following negotiation with the planning and conservation officers, the scheme has been revised to reduce the number of proposed rooflights from 4 to 2, and to amend the design of the proposed replacement windows. The amended number and positioning of the rooflights and revised design of the rear windows are considered to be sympathetic and would not harm the character and appearance of the host building.

The proposed installation of a new northern side door and access stairs to the rear garden at upper ground floor level and the replacement of the existing solid plywood panel with new fixed glazing to the southern side elevation would only be visible in limited private views, and it is not considered that these elements would have a detrimental impact on the character and appearance of the host building.

Internally, the existing double height studio space with floor to ceiling windows within the original footprint of the building is considered to contribute to the significance of the building through its historical and architectural interest. The proposed internal alterations within the original building include moving an existing stud partition wall to the second floor gallery above the studio and a non-original masonry wall at upper ground floor level below the studio, and the installation of insulation in the loft. These alterations would not harm the historic fabric of the building or the spatial quality of the studio and are considered acceptable. Various internal alterations are also proposed to the 1980s extension, including a reconfiguration of layout through the removal of internal walls and the replacement of a metal staircase with a timber staircase. The existing interior of the 1980s extension is not considered to contribute to the significance of the listed building, and the proposed alterations to this part of the building are considered acceptable. Overall, the proposals are considered to preserve the significance of this Grade II listed building. The Council's Conservation Officer has assessed the proposals and confirmed they are acceptable.

No objections were received prior to making this decision. 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 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 2019.

- 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer