

Application ref: 2019/0439/L
Contact: Nick Baxter
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Date: 25 March 2019

Development Management
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Hale Brown Architects
Unit 2.01 Chester House
1-3 Brixton Rd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Carriage Row
203 Eversholt Street
London
NW1 1BU

Proposal:

Refurbishment of lower ground floor office space.

Drawing Nos: 322(PL)107 PL1 (propo section), 322(PL)108 PL1 (propo area), location plan, 322(PL)105 PL1 (propo LGF plan), 322(PL)106 PL1 (propo lfg rcp), block plan, 322(PL)103 PL1 (exist lgf plan), 322(PL)104 PL1 (exist section), design & access and 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:

322(PL)107 PL1 (propo section), 322(PL)108 PL1 (propo area), location plan, 322(PL)105 PL1 (propo LGF plan), 322(PL)106 PL1 (propo lfg rcp), block plan, 322(PL)103 PL1 (exist lfg plan), 322(PL)104 PL1 (exist section), design & access and 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 The proposal relates to a section of the basement of the grade-II-listed former clearing house for the railway network. The finishes in the space have been modernised and they have little historic character.

The applicant wishes to reorder non-original partitions, and generally to remove modern materials and replace them with more modern materials. Some suspended ceilings will be raised. A green wall is proposed in a late-20th-century extension to the rear. In addition, he wishes to install low-level lighting along the area, in line with previously consented lighting elsewhere on the frontage. Plywood panels in the vaults will be replaced with timber doors.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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

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 NPPF.

- 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer