

Application ref: 2019/0927/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 3 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**17-19
Shelton Street
London
WC2H 9JN**

Proposal:

Application for Listed Building Consent for the repair of the existing internal staircase at 17-19 Shelton Street.

Drawing Nos: Application form, TheLocationPlan_included_in_SiteandOtherPlans 17-19 Shelton Street - Staircase Repair - 24437, 190211 - 17-19 Shelton Street - LBC Cover Letter D & A and Heritage Statement, 17-19 Shelton Street - Photographic Schedule.

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: Application form,
TheLocationPlan_included_in_SiteandOtherPlans 17-19 Shelton Street -
Staircase Repair - 24437, 190211 - 17-19 Shelton Street - LBC Cover Letter D
& A and Heritage Statement, 17-19 Shelton Street - Photographic Schedule.

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 17-19 Shelton Street are grade II listed buildings forming a terrace that was constructed in the 18th and 19th centuries. The buildings were redeveloped in 1983-85 by Terry Farrell Partnership along with the rest of the Comyn Ching triangle.

The application seeks consent to repair an internal banister that has become structurally unsafe.

The banister is likely to have been installed during the Terry Farrell redevelopment phase. The main newel post has become loose, it is proposed to insert a 'zipbolt newel post fastener', which is essentially a metal screw, to tie the newel post back to the main body of the staircase.

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

One representation has been received, however the concern is neither heritage nor planning related. 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer