

Application ref: 2019/0438/L  
Contact: Nick Baxter  
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Date: 27 March 2019

**Development Management**  
Regeneration and Planning  
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Hale Brown Architects  
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London  
SW9 6DE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Carriage Row**  
**183 Eversholt Street**  
**London**  
**NW1 1BU**

Proposal:

Refurbishment of internal first floor office space

Drawing Nos: Location plan, block plan, 322(PL)314 PL1 (stair details), 322(PL)316 PL1 (elevations), 322(PL)311 PL2 (propo section AA), 322(PL)310 PL2 (propo high RCP), 322(PL)309 PL2 (propo low RCP), 322(PL)308 PL2 (propo plan), 322(PL)307 PL2 (propo plan), 322(PL)311 PL2 (propo section AA), 322(PL)312 PL1 (propo section BB), 322(PL)305 PL1 (exist section AA), 322(PL)303 PL1 (exist plan), 322(PL)306 PL1 exist sction BB), 322(PL)304 PL1 (exist balcony plan)

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:

Location plan, block plan, 322(PL)314 PL1 (stair details), 322(PL)316 PL1 (elevations), 322(PL)311 PL2 (propo section AA), 322(PL)310 PL2 (propo high RCP), 322(PL)309 PL2 (propo low RCP), 322(PL)308 PL2 (propo plan), 322(PL)307 PL2 (propo plan), 322(PL)311 PL2 (propo section AA), 322(PL)312 PL1 (propo section BB), 322(PL)305 PL1 (exist section AA), 322(PL)303 PL1 (exist plan), 322(PL)306 PL1 exist sction BB), 322(PL)304 PL1 (exist balcony plan)

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 site is the first floor of a grade-II-listed commercial building, formerly the clearing house where fares were divided between the various railway companies, taking the form of a series of double-height rooms backed with internal balconies.

The applicant wishes to create openings in party walls, add two differentiated staircases to bring the balconies into use for circulation and alter partitions in the modern rear addition. A modern enclosure around the central balcony will be removed. Existing modern heating and lighting equipment will be removed and replaced with new. The floor will be raised by 9cm. This is considered acceptable in the context of the large scale of the rooms and their fittings, which will be scribed around. A proposal to replace two windows with louvres has been publicised under 2019/0437/P and 2019/0598/L and no comments have been received.

A proposal to build a freestanding mezzanine was considered harmful to the spatial character of the double-height space and so was removed from the scheme.

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

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