

Application ref: 2019/0440/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 9 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

Hale Brown Architects
Unit 2.01 Chester House
1-3 Brixton Rd
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 ground floor office space.

Drawing Nos: Design statement, 322(PL)203 PL1 (exist GF plan), 322(PL)206 PL1 (propo GF plan), block plan, 322(PL)205 PL1 (exist sec AA), 322(PL)208 PL1 (propo GF RCP), 322(PL)208 PL1 (propo GF mezz), 322(PL)208 PL1 (propo sec AA), 322(PL)209 PL1 (propo GF RCP high), 322(PL)211 PL1 (propo stair detail), 322(PL)213 PL1 (propo rear ele), 322(PL)212 PL1 (exist rear ele), 322(PL)01 PL1 (propo FCU casing details), location 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:

Design statement, 322(PL)203 PL1 (exist GF plan), 322(PL)206 PL1 (propo GF plan), block plan, 322(PL)205 PL1 (exist sec AA), 322(PL)208 PL1 (propo GF RCP), 322(PL)208 PL1 (propo GF mezz), 322(PL)208 PL1 (propo sec AA), 322(PL)209 PL1 (propo GF RCP high), 322(PL)211 PL1 (propo stair detail), 322(PL)213 PL1 (propo rear ele), 322(PL)212 PL1 (exist rear ele), 322(PL)01 PL1 (propo FCU casing details), location 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 host building is a 19th century ticket-tallying hall, with large double-height rooms to the ground floor with balconies across the back.

The site is the ground floor of 183.

The applicant proposes partition alterations to the modern rear extension. In the main part of the building, the floor will be raised by 9cm to allow servicing, but will be scribed around historic fittings. Radiators will be replaced with boxed-in fan coil units and the lighting and air handling equipment will be replaced at high level, as in other areas of the building. A room in the modern rear extension will contain an air handling unit, which will emit through a grille, converted from a window. This is also subject to a separate planning application. Loss of historic fabric is confined to an additional lateral breakthrough at ground-floor level, a metal stair to the mezzanine and two doorways in the back wall at mezzanine level to enable better use of the rooms in the rear extension.

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