

Application ref: 2019/0598/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Date: 10 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Hale Brown Architects  
Unit 2.01 Chester House  
1-3 Brixton Rd  
London  
SW9 6DE

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:**

Modification of windows to incorporate acoustic louvers for new internal air handling units at first and ground floor 183 & alterations to pavement vaults to include new fixed timber shutters and low-level LED lighting.

Drawing Nos: Block plan, site location plan, design and access statement, noise assessment, 322(PL)404 PL1 (propo GF window details), 322(PL)403 PL1 (exist and propo rear elevations), 322(PL)405 PL1 (propo 1f window details), 322(PL)406 PL1 (propo pavement vault details)

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:

Block plan, site location plan, design and access statement, noise assessment, 322(PL)404 PL1 (propo GF window details), 322(PL)403 PL1 (exist and propo rear elevations), 322(PL)405 PL1 (propo 1f window details), 322(PL)406 PL1 (propo pavement vault details)

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 proposes to replace existing plywood panels with appropriately designed shutters and install gentle external lighting in the area as a continuation of previously consented lighting on the adjacent section of the site. Two windows to the rear on a 1980s extension will be converted into louvres for internal cooling plant.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer