

Application ref: 2019/0905/L
Contact: Obote Hope
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Date: 25 April 2019

Development Management
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1 Arrowe Court
162 Clarence Road
LONDON
E5 8DT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
11 Acton Street
London
WC1X 9LX

Proposal:

Installation of a new external access stair from rear terrace to garden level, alterations to rear garden landscaping, Internal alterations including enlargement of the ground floor door opening and general refurbishment and modernisation.

Drawing Nos: MW-1140-102 REVP1, MW-1140-105 REVP1, MW-1140-110 REVP1, MW-1140-120 REVP1, MW-1140-130 REVP1, MW-1140-205 REVP2, MW-1140-210 REVP2, MW-1140-220 REVP2 & Design and Access/ Heritage Statement commissioned by Martin Walton Architect & Design dated March 2019.

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: MW-1140-101 REVP1, MW-1140-102 REVP1, MW-1140-105 REVP1, MW-1140-110 REVP1, MW-1140-120 REVP1, MW-1140-130 REVP1, MW-1140-205 REVP2, MW-1140-210 REVP2, MW-1140-211 REVP2, MW-1140-220 REVP2, MW-1140-230 REVP2, MW-1140-240 REVP1, 1910-01 REVA1, 1910-02 REVA1, 1910-03 REVA1, Design and Access/ Heritage Statement commissioned by Martin Walton Architect & Design dated March 2019.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Sample materials of all cladding/external materials to the rear boundary wall;

b) Drawings including sections at 1:20 of the proposed staircase and interface with existing railings;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

d) Manufacturer's specification details of the proposed flooring and skirting boards (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

Listed building consent is sought for internal and external alterations including the installation of an external staircase from the existing ground floor terrace that would lead to the lower ground floor garden; the proposed external staircase would be located along the side (east) elevation with number 9 Acton Street.

The proposal has been appropriately designed and would be constructed using metal and painted black to match the material and colour of the external stairs within the terrace such as those at no's 9, 13, 15 and 17 Acton Street. Whilst, the addition is located within the Bloomsbury Conservation Area and the property it is considered not to result in harm to the character, appearance or historic interest of this area, particularly given the existing additions to properties in the locality, its position to the rear of the property and the discrete nature of the addition. The proposed development is considered to be of a modest scale, commensurate and sympathetic design, and an appropriate siting, and is therefore considered acceptable.

It is proposed to reconfigure the rear garden with new hard and soft landscaping arrangement that would allow better use of the garden. A new patio arrangement is proposed with low retaining wall whilst extending the rear garden lawn. The new paving stones and the materials would be sympathetic to the host building. The Council's Conservation Officer has advised that the details and specification of the materials of the staircase and landscaping details are considered acceptable and would achieve a high quality of landscaping that would contribute to the visual amenity and character of the area.

At ground floor level, the 1980's non-original lacquered timber boards are installed over plywood and is fixed directly to the floor joists and it is proposed the replace this with Oakwood timber flooring that is more appropriate to the properties age. Whilst, at basement level the non-original timber flooring and ceramic tiles would be replaced with Oakwood flooring. The existing Torus skirting board at ground and basement levels would be replaced with matching material.

Repairs to stucco and plaster using traditional lime-based materials is considered appropriate for historic building. In widening the existing doorway would retain the legibility of the original floorplan and therefore this element of the proposal is acceptable. Moreover, the ceiling cornices in both rooms will remain unaltered, thus preserving the separate nature of the two rooms.

The internal and external works have been reviewed by a conservation officer and the proposed alterations would generally improve the integrity of the listed building and the refurbishment seems not to compromise the historic significance of the building any further than the division of the building into apartments back in the 1980s. Notwithstanding this, conditions would be attached requiring details of internal and external elements to ensure they are in keeping with the historical significance of the building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords the London Plan 2016 and the National Planning Policy Framework 2019.

- 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