

Application ref: 2019/1279/L
Contact: Elizabeth Martin
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Date: 26 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Hyphen Archi Ltd
Ground Floor
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EC1V 8BB
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
37 Neal Street
London
WC2H 9PR

Proposal:

Internal works including new balusters and handrail to basement stair and new partitions at basement floor level. External painting of shopfront and new fascia signage.

Drawing Nos: GA Plans_Proposed

A200 A2 1:20 Shopfront Elevation_Existing

A201 A2 1:20 Shopfront Elevation_Proposed

A202 A2 Varies Shopfront Details

A300 A2 1:20 Stair Details_Plans

A301 A2 1:20 Stair Details_Existing Elevations

A302 A2 1:20 Stair Details_Proposed Elevations

A303 A2 1:5 Stair Details

A404 A2 1:20 Basement Plan_Kitchenettes & WC

A305 A2 1:20 Internal Elevations_Kitchenettes

A900 A1 1:50 GA Plans_Existing

A910 A3 1:500 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:

GA Plans_Proposed

A200 A2 1:20 Shopfront Elevation_Existing

A201 A2 1:20 Shopfront Elevation_Proposed

A202 A2 Varies Shopfront Details

A300 A2 1:20 Stair Details_Plans

A301 A2 1:20 Stair Details_Existing Elevations

A302 A2 1:20 Stair Details_Proposed Elevations

A303 A2 1:5 Stair Details

A404 A2 1:20 Basement Plan_Kitchenettes & WC

A305 A2 1:20 Internal Elevations_Kitchenettes

A900 A1 1:50 GA Plans_Existing

A910 A3 1:500 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 Reason for granting listed building consent:

37 Neal Street is a Grade II listed multi coloured stock brick terraced house dating from c.1695 and restored in the early 19th Century, with an early 19th Century shopfront. The application seeks to install a new non-illuminated fascia sign and hanging sign externally, install new balusters and handrail to the existing basement stair and fire rated partition and doors to create a new stockroom, additional WC and staff kitchenette. The proposed works are sensitive to the historic and architectural character of the host building and serve to preserve or enhance the character of the conservation area, in compliance with Local Plan Policy D2 and D4. The advertisements comply with Local Plan policy D4 and the guidance set out in Camden Planning Guidance 1 Design.

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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction

Management Plan is approved by the Council.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer