

Application ref: 2018/6156/L
Contact: Obote Hope
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Date: 3 May 2019

Development Management
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Powell Tuck Associates
6 Stamford Brook Road
London
W6 0XH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

20 Chalcot Square
London
NW1 8YA

Proposal: Internal and external alterations for the erection of a single storey infill extension at basement level, installation of metal staircase with balustrade for a roof terrace above; fenestration and façade treatment to the front, rear and rear elevation and internal alterations throughout.

Drawing Nos: 00 REVP1, 01 REVP1, 02 REVP1, 03 REVP1, 04 REVP1, 05 REVP1, 06 REVP1, 07 REVP1, 08 REVP1, 10 REVP2, 11 REVP2, 12 REVP3, 13 REVP2, 14 REVP3, 15 REVP3, 16 REVP3, 17 REVP3, 18 REVP3, Design and Access Statement commissioned by Powell Tuck Associates Ltd REVP2 and Heritage Statement commissioned by AHP dated April 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: 00 REVP1, 01 REVP1, 02 REVP1, 03 REVP1, 04 REVP1, 05 REVP1, 06 REVP1, 07 REVP1, 08 REVP1, 10 REVP2, 11 REVP2, 12 REVP3, 13 REVP2, 14 REVP3, 15 REVP3, 16 REVP3, 17 REVP3, 18 REVP3, Design and Access Statement commissioned by Powell Tuck Associates Ltd REVP2 and Heritage Statement commissioned by AHP dated April 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 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Drawings including sections at 1:20 of the lightwell including the metal door;

c) Drawings including sections at 1:20 of the lightwell railings to the front elevation;

d) Details of the replacement fanlight;

e) Details drawing including section at 1:20 of the stairs leading to the basement and stairs leading to the top floor;

f) Sample materials of all cladding for side infill;

g) Drawing including section at 1:20 of the details of external staircase, and;

h) Sample material of the Welsh slate roof tiles, and;

l) Detailed drawing of the internal staircase with section drawings at 1:20, the submitted drawing should include supported information in regards to the amount fabric would be removed.

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.

- 4 All new brickwork should match the existing in terms of colour, texture, bond and mortar mix and finish.

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 granted listed building consent:

The proposal is for Internal and external alterations including a new infill extension at lower-ground floor level and the installation of a metal external staircase with metal balustrade for a proposed ground floor roof terrace. Consent is also sought for alterations to the façade/fenestration treatment to the front, rear and side elevations.

To the front elevation, the existing large window opening at basement level would be re-aligned with the ground floor window opening above and a new single glazed sash of traditional pattern would be installed. The existing fanlight would be replaced over the front door as well as the lightwell railings at lower-ground floor level. To the rear elevation, the existing window opening would be enlarged, a new timber framed door would be installed and a new timber framed sash window is proposed in the existing opening to the flank elevation at first floor level.

Furthermore, a new metal screen is proposed that would be setback from the building edge that masks the existing void space between the first and second floors behind. There is no objection to the proposed works on account of its design and appearance.

It is noted that the existing pipe runs have been installed in a very unsympathetic manner and the waste pipes would be rerouted internally in the proposed infill extension. The proposed pipe run would provide the opportunity to arrange the external pipework in a manner more sympathetic to the building. The existing rainwater hopper would be relocated to a more appropriate location to the rear of the building.

It is proposed to convert the existing ground floor door to the right of the chimney breast into a jib door, the door would be constructed with moulded timber surround. The built-in shelving would be replaced in both rooms and architectural detailing reinstated. At second floor level it is proposed to reinstate (where necessary) original architectural detailing returning the original character of the internal floor space. The internal works at third floor level has been revised so that the partition would be retained and a pod style bathroom would be installed. A new internal staircase is proposed which replaces the existing ladder for access to the loft space and the loft space would be insulated with new slate tiles are proposed at roof level.

2 The internal and external works being proposed have been reviewed by the Council's Conservation Area who considered that the proposed alterations would generally improve the integrity of the listed building. To ensure this, conditions are 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

One objection has been received and addressed separately. 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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).
- 4 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.
- 5 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