

Application ref: 2018/3459/L
Contact: Josh Lawlor
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Date: 29 May 2019

Development Management
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Godsmark Architecture
Unit 9
Shoreditch Town Hall
380 Old St
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted Subject to a Section 106 Legal Agreement

Address:

**37 Grafton Way
London
W1T 5DD**

Proposal:

External alterations include to replace a door with a window on the side elevation of the existing rear extension and install a juliet balcony on the rear elevation at ground level. Internal alterations include a new door in the living room, new walls to create a kitchen, removal of staircase to create cupboard at basement level, a new door to the living room and creation of a cupboard on staircase at ground level.

Drawing Nos: Design and Access Statement_REVA, PA00, PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08A, PA09, PA010, PA11

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement_REVA, PA00, PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08A, PA09, PA010, PA11

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.

- 2 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.

- 3 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

b) plan, elevation and section of the Juliet balcony

f) Details of service runs for all new bathrooms/kitchens.

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:

The proposal involves works in association with the creation of two separate flats on the basement and ground floors. The works retain the existing access, the existing basement hall and internal stair. All joinery, skirting, architraves and doors are to be installed to match the original architectural detailing of the property.

The proposal involves the removal of unoriginal timber decking over the rear light well. Linked to the removal of this decking, a door is replaced with a window and a Juliet balcony is installed. These works are modest and are in keeping with historic character and interest of the historic building.

The proposal would not cause harm to a designated heritage asset.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 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