

Application ref: 2019/2091/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 1 July 2019

Development Management
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Telephone House
69-77 Paul Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Vicarage
4 St Katharine's Precinct
London
NW1 4HH

Proposal: Detailed drawings and reuse/salvage strategy as required by conditions 4 (parts b and c) and 5 respectively of Listed Building Consent ref 2018/2185/L (dated 17/07/2018) and details of a chartered engineer as required by condition 6 of planning permission 2018/2186/P (dated 17/07/2018) as amended by 2019/0029/P dated 8th January 2019.
Drawing Nos: Drawings: (prefix 85331-CFM-): -21-605-North Wing-Proposed Crittall Door-D.01 revC, -21-607- North Wing-Kitchen Storage Door-D.03 revC, -21-610-The Vicarage-Typical Crittall Terrace Doors revC, -21-611-The Vicarage-Crittall Terrace Window-W.13 revC, -26-831-The Vicarage-Room Data Sheet 31-Living Room revA, -30-600-NW-Typical Internal Door Details revA, -30-601-V-Typical Internal Door Details revA.

Documents: Reuse & Salvage Strategy 85331-CFM-30-DOC-900 March 2019; Albany Street Temporary Site Entrance Constraints 85331-CFM-90-502 rev C; Letter from James Hinks at Alan Baxter Ltd dated 31st May 2019.

Informative(s):

1 Reason for granting permission-

Details of the dormer arising from condition 4d have been withdrawn from the current application.

Listed building consent condition 4 (parts b and c) requires detailed drawings or samples of materials as appropriate of all new doors, windows and jambs, head and cill, architraves of all new window and door openings. The details submitted relate to the north wing kitchen and terrace, vicarage and typical internal works would preserve the special architectural interest and historic interest of the building and are acceptable.

Listed building consent condition 5 requires method statements and salvage strategies for dismantling, storage and reconstruction of the section of wall to Albany Street and the removal, storage and reinstatement of nineteenth century fabric and facing materials including doors, windows, flagstones and other stone finishes, with an emphasis on maximising re-use. The submitted details provide sufficient detail to ensure that the methodologies for removal, salvage and reconstruction are acceptable and would safeguard the special architectural and historic interest of the building.

Condition 6 of the planning permission requires details of the engineer engaged for the structural works. The revised letter from Alan Baxter Ltd identifies the engagement of suitably qualified engineers with membership of the appropriate professional bodies. It also confirms that the engineers would fulfil the roles required by the condition. The condition can be discharged.

Overall the proposed details would preserve the setting of the listed building and the character and appearance of the conservation area. As such, the submitted details are considered acceptable and are in accordance with policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

2 You are reminded that the following require details to be submitted to and approved in writing by the local planning authority before the relevant works commence:

- o condition 4b (tree protection before piling works) of planning permission 2018/2186/P as amended by planning application 2019/0029/p and
- o condition 4a (external handrails), 4d (dormer) and 4e (floor finishes, facing materials, hard landscaping materials) of listed building consent 2018/2185/L.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer