

Application ref: 2019/2782/L
Contact: Elizabeth Martin
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Date: 28 June 2019

Development Management
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Sir Torquil Patrick Alexander Norman
Gilbey House
Flat 50
38 Jamestown Road
London
NW1 7BY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Gilbey House
Flat 50-51
38 Jamestown Road
London
NW1 7BY

Proposal:

Internal alteration with removal of stud walls and installation of new walls for minor modifications to internal layout. Addition of a temporary, fire-rated door through a non-structural wall between Flat 50 and Flat 51.

Drawing Nos: CHD_GIL - DA Statement

CHD_GIL-PL-EX01

CHD_GIL-EX03pdf

CHD_GIL-PL01

CHD_GIL-EX02

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:
CHD_GIL - DA Statement
CHD_GIL-PL-EX01
CHD_GIL-EX03pdf
CHD_GIL-PL01
CHD_GIL-EX02

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 Gilbey House is a white rendered former factory and gin distillery/wine importers offices, originally built in 1894 with an addition of 1937 designed in the International Modern idiom. The building is Grade II listed and is an early example of reinforced concrete with technical innovations including foundations floated on cork to protect wine bottles from the vibration of nearby trains. Located close to Camden High Street, the building is also in the Regent's Canal Conservation area, which contains an unparalleled concentration of industrial archaeology along the Camden section of the Regent's Canal.

The application is for internal alterations to Flat 50, including widening the openings to modern partition walls. It is evident from the planning history of the site and from visiting the building that following the 1990s conversion of the property to flats, little fabric of historic or architectural interest remains. The works proposed would not result in the loss of historic fabric and would not impact upon the legibility of the original floorplan of the former factory and offices. A condition has been applied stating that if either flat is sold, the access door will be closed up, using materials to match the existing.

It was not necessary to undertake public consultation on this application as the works are of an internal nature only to a grade II listed building. The site's planning history has been taken into account in making this decision. It is considered for the above reasons that the proposed works preserve the significance of the listed building, in compliance with Local Plan Policy D2.

The proposed works will not harm the special interest of the Grade-II-listed building. 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.

The temporary door shall be resealed once no longer needed or if the flat is sold and the works should 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.

- 2 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.
- 3 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.
- 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer