

Application ref: 2019/1271/L
Contact: Kate Henry
Tel: 020 7974 3794
Date: 23 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Robert Rhodes Architecture + Interiors
107 Davina House
137-149 Goswell Road
London
EC1V 7ET
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
22A Chalcot Square
London
NW1 8YA

Proposal:
Replacement rear infill extension; repairs to external front stairs; refurbishment of lightwell; internal works

Drawing Nos: 212-22CS-S01; 212-22CS-001; 212-22CS-002; 212-22CS-003; 212-22CS-004; 212-22CS-102; 212-22CS-103; 212-22CS-104; 212-22CS-105; MS-5699A; 212-22CS-005; 212-22CS-106; Design & Access and Heritage Statement, dated February 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: 212-22CS-S01; 212-22CS-001; 212-22CS-002; 212-22CS-003; 212-22CS-004; 212-22CS-102; 212-22CS-103; 212-22CS-104; 212-22CS-105; MS-5699A; 212-22CS-005; 212-22CS-106; Design & Access and Heritage Statement, dated February 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 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 Reasons for granting

The proposed rear conservatory would extend out from the host building to roughly the same extent as the existing rear conservatory, but would feature a flat roof with a rooflight rather than a sloping roof. Furthermore, the fenestration on the rear elevation would have a different arrangement, albeit it would still be in the form of bi-folding doors. The proposed infill rear conservatory is considered to be in keeping with the character and appearance of the host building and it is considered that it would respect and preserve existing architectural features. The proposals involve the removal of the double party wall; however, the wall in question was built pursuant to planning permission reference PE9800631 and is therefore non-original.

The repairs to the front stairs and the refurbishment of the lightwell are considered to be in keeping with and appropriate to the host building.

Similarly the proposed internal works, namely the changes to the kitchen, bedroom, spinal wall and vaults, are all considered to be appropriate and respectful of the host building. The applicant has confirmed that there will be no impact on historic fabric as a result of the servicing for the new bathroom in the vault.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

The proposed development 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 provisions of the National Planning Policy Framework 2012.

- 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer