

Application ref: 2019/1817/L
Contact: Kate Henry
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Date: 30 July 2019

Development Management
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Stephen Brandes Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

14 Regent's Park Terrace
London
NW1 7ED

Proposal:

Rebuilding of front stairs (retrospective) as an amendment to listed building consent reference 2017/0339/L.

Drawing Nos: 575-LB033 Rev A; Heritage Statement, dated March 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 development hereby permitted shall be carried out in accordance with the following approved plans: 575-LB033 Rev A; Heritage Statement, dated March 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.

Informative(s):

1 Reasons for granting

This application seeks retrospective consent to re-build the front stairs. Listed building consent 2017/0339/L, dated 06/09/2017, gave consent for various works including alterations to the front area; however, works have been undertaken to the front area that do not accord with the approved plans and therefore this application seeks to regularise the situation: in essence, the front stairs and side supporting wall were re-built rather than repaired.

The steps have been re-built with York stone which is an appropriate building material. Whilst the Primrose Hill CAAC have commented that the York stone appears to be sawn rather than riven; on balance, this is considered to be acceptable as it provides a safe means of access to the lower ground floor level and this level of the building is not highly visible in views of the building or the street scene (the listed terrace), and the works do not harm the special architectural or historic interest of the building. Furthermore, the works represent an improvement to the previous situation whereby the steps were in a poor condition.

The side wall has been rebuilt with London stock bricks and will be painted to match the front wall of the house. There are a variety of different approaches along the listed terrace and this is considered to be appropriate to the host building. As with the re-building of the steps, this element of the works does not harm the special architectural or historic interest of the building.

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 2019.

- 2 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.

- 3 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.

- 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.

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