

Application ref: 2018/6342/L
Contact: Nora-Andreea Constantinescu
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Development Management
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Sacks Maguire Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**3 Upper Terrace
London
NW3 6RH**

Proposal:

Demolition of existing store/bin area to the rear and extension of ground floor single storey rear extension, formation of store under front entrance steps, replacement of existing projecting rooflight as access on the roof terrace with a flat rooflight, replacement of railings with planters at roof level, new windows to rear elevation, internal alterations at all levels all to single family dwelling (Class C3).

Drawing Nos: P00; P01; P02; P10; P11; P20; P50 Rev C; P52; P60 Rev A; P61 Rev A; P70 Rev C; P101 Rev C; P110 Rev A; P111 Rev A; P120 Rev C; Heritage Statement 18196/JG/ta November 2018 and Appendices 2 to6.

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:

P00; P01; P02; P10; P11; P20; P50 Rev C; P52; P60 Rev A; P61 Rev A; P70 Rev C; P101 Rev C; P110 Rev A; P111 Rev A; P120 Rev C; Heritage Statement 18196/JG/ta November 2018 and Appendices 2 to 6.

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.

- 4 Before the relevant part of the work is begun, 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:

- a) Details including sections at 1:10, 1:15 of new planters and metal railing at roof level;
- b) Details including sections at 1:5, 1:10, 1:15 of all new windows, doors and glazed elements (including jambs, head and cill);
- c) Details including sections at 1:5, 1:10, 1:15 of the glass island and window arch at lower ground floor level;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application building forms part of a cluster of four buildings, three of which appear as short row of houses, nos. 2-4 Upper Terrace, and no. 1 separate. They are all Grade II listed and built around the same time (1740). The buildings at nos. 2-4 Upper Terrace have large landscaped front gardens and short rear gardens, partially blocked by the building at no.1 and its extensions. The rear garden at the application site is enclosed on all sides by neighbouring extensions and high boundary walls. On one side of the garden is opening into a thin alleyway in between nos. 1 Windmill Hill and no. 1 Upper Terrace which

opens into Windmill Hill.

The building has been modified through time internally and externally in terms of window openings, however it still retains some elements of historic fabric and plan form of architectural and heritage significance. The proposal includes both internal and external alterations to the host buildings.

At the ground floor level, part of the rear wall is proposed to be removed and extend the kitchen area with a dining within a new rear extension. This element of the proposal is considered acceptable given the limited historic fabric within the rear wall. The window at basement level and the masonry around which open into the rear lightwell, are considered original and subject to retention. In order to ensure the window and its features would be protected, the proposal would include a glazed island as part of the kitchen workspace above the window and its arch, which is considered acceptable. Details of this element would be secured by condition.

The proposed extension due to its scale and proportions, would be subordinate to the host building and the neighbouring ones. The extension has been carefully designed to take into account the existing architectural features of importance to the listed buildings, such as windows on rear elevation. As such, the proposed internal and external works are considered to be sympathetic to the host building, preserving and reinstating the legibility of the historic floorplan and having a minimal impact on historic fabric and architectural detailing.

In the front lightwell it is proposed that the small area underneath the main staircase into the house to be converted into a store room, by installing a door. This element should be acceptable subject to details of the door to be secured by condition.

The proposed new rooflight for access to the existing roof terrace, would project slightly above the roof floor but would still remain within the height of the building parapets and not be visible from any public vantage point. This would be considered acceptable, subject to additional details to be secured by condition.

At roof level it is also proposed to remove the existing railings and replace them with planters and thin metal balustrade. This replacement would be considered acceptable, subject to further details in relation to the planters materials and new handrail.

The proposed new windows to rear elevation at first and third floors, would respect the existing fenestration detailing and proportions. These are considered acceptable subject to details being secured by condition. Overall, the proposed development would be sympathetic to the host building, and would preserve the listed building and its setting and any features of special architectural or historic interest. 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 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 In relation to impact on the amenity, given the site constraints and modest scale of the proposed rear extension, it is considered that this would not cause harm to the neighbouring amenity in terms of loss of light, outlook, or privacy.

The other elements of the proposal, given their nature and location are not considered to harm the amenity of the neighbouring occupiers.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 3 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).
- 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.
- 5 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.
- 6 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.
- 7 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)

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- 8 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

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