

Application ref: 2017/5277/L
Contact: Emily Whittredge
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Date: 8 August 2019

Development Management
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Rapleys
51 Great Marlborough Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 9, Queen Alexandra Mansions
3 Grape Street
London
WC2H 8DX

Proposal: Erection of roof extension to replace existing, and alterations to rear elevation.

Drawing Nos: 0-1010 Rev. B, 0-1011 Rev. B, 0-1120 Rev. B, 0-1121 Rev. B, 0-1122 Rev. B, 0-1123 Rev. B, 0-1140 Rev. B, 0-1141 Rev. B, 0-001, 0-010, 0-011, 0-020, 0-021, 0-022, 0-023, 0-040, 0-041, Design and Access Statement, Heritage Statement, Heritage Gain Schedule.

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: 0-1010 Rev. B, 0-1011 Rev. B, 0-1120 Rev. B, 0-1121 Rev. B, 0-1122 Rev. B, 0-1123 Rev. B, 0-1140 Rev. B, 0-1141 Rev. B, 0-001, 0-010, 0-011, 0-020, 0-021, 0-022, 0-023, 0-040, 0-041, Heritage Gain Schedule.

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 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 before the relevant part of the work is begun:
 - a) Typical details of method of fixing the new balustrade to the historic fabric.

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 listed building consent

The application seeks to extend and alter the top flat of the building including the replacement of the modern roof level extension, and alterations to the fenestration and cladding to the rear elevation. The host building is a fine Grade II Listed building on the corner of Grape Street and Shaftesbury Avenue within the Bloomsbury Conservation Area.

The flat comprising the top two floors of the building does not include historic fabric, apart from the roof edge and turrets that rise above it. The replacement structure on the existing rooftop would be a simple glazed design that would be less fussy than the existing conservatory style structure, and would not be any more out of keeping than the extension it would replace.

The proposed black metal balustrade to the edge of the existing roof terrace would be more sympathetic to the building than the glazed and stainless steel balustrade it would replace. The rear elevation is proposed to be clad in anodised aluminium, which would bring cohesiveness to this modern elevation and would be an improvement to the current hanging tiles. New aluminium windows with integral glazed Juliette balconies would be appropriate in the context of the revised cladding.

A programme of maintenance is proposed as part of the improvements, which

are included in a Heritage Gain Schedule. The development provides the opportunity to carry out repairs that are visibly starting to erode the historic fabric of the building.

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

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, 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 the Camden Local Plan 2017, with particular regard to policies D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 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).
- 3 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.
- 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

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