

Application ref: 2019/2317/L
Contact: Tony Young
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Date: 27 September 2019

Development Management
Regeneration and Planning
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Walker Construction Consultants
Court House
11A High Street
Barnet
London
EN5 5UJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 Randolph Street
LONDON
NW1 0SR

Proposal: Replacement of single glazed timber windows at front, rear and side with like-for-like windows and installation of secondary glazing; replacement of front entrance door.

Drawing Nos: (3851/WM/-)01 rev 0, 02 rev R-3, 03 rev R-3, 04 rev 0, 05 rev R-1, 06 rev 0, 07 rev R-2 to 17 rev R-2 (inclusive); 2301 rev A, 2302 rev B, 2303 rev A to 2320 rev A (inclusive), 2325 rev A; Heritage and design & access statement from Walker Construction Consultants received 01/05/2019; Window 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: (3851/WM/-)01 rev 0, 02 rev R-3, 03 rev R-3, 04 rev 0, 05 rev R-1, 06 rev 0, 07 rev R-2 to 17 rev R-2 (inclusive); 2301 rev A, 2302 rev B, 2303 rev A to 2320 rev A (inclusive), 2325 rev A; Heritage and design & access statement from Walker Construction Consultants received 01/05/2019; Window 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed host building and wider listed terrace, including any features of special architectural or historic interest.

The host property forms part of a wider Grade II listed terrace of 4 houses on Randolph Street built in the early 19th Century that are notable for their uniformity of proportion, scale and style, which this property follows. The proposal seeks to replace all existing single glazed timber sash windows located on the front, rear and side elevations with like-for-like windows given their poor condition which includes extensive areas of rot to both frames and joints which have taken the windows beyond repair. Alterations also involve the installation of secondary glazing internally to these windows to further improve issues with heat loss and the adverse impact of outside noise; and the replacement of the front entrance door.

All replacement windows would match as closely as possible the existing windows in terms of their detailed design, materials, colour, single glazed frames, frame sizes, opening methods and proportions.

The secondary glazing would be fixed to the existing wall surface or window reveal as appropriate with a minimum 35mm gap between the single glazed window and the secondary glazing to allow sufficient ventilation, so minimising the risk of heat distortion or damp decay to any historic joinery or fabric. The windows would continue to be openable once the secondary glazing has been installed. The visual impact on the exterior of the listed building would be low and the method of installation would ensure that the alterations are reversible in nature.

The external works also include the replacement of an existing non-original

front entrance door. None of the existing front entrance doors within the terrace are good examples or commensurate with the age and style of the properties. Therefore, the proposed installation of a typical Georgian style, four panel solid timber door with integral recessed panelling is considered to be a high quality and appropriate replacement in terms of its' detailed design and materials, and would improve the appearance at the front of the property in keeping with the age and style of the building.

Overall, the proposals would preserve the special architectural and historic interest of the Grade II listed building and wider listed terrace, and are therefore considered to be acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is in general accordance with Policy D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 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.

- 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 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 above the printed name and title.

Daniel Pope
Chief Planning Officer