

Application ref: 2019/4495/L
Contact: Rose Todd
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Date: 8 October 2019

Development Management
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City Planning Ltd
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London
SW1Y 5JG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5-8 Vernon House
St Mark's Square
London
NW1 7TN

Proposal: Retrospective application for internal changes.

Drawing Nos: 17023_PL1_001C - site plan
17023_415_1D - door details
17023_412E - door details
17023_411F - door details
17023_405_1A - door details
17023_402B - door details
17023_401B - door details
17023_311E - floor build-up
17023_301B - floor build-up
Heritage Statement
D&A Statement
17023_PL1_241 - mezzanine details
17023_PL1_240 - mezzanine details
17023_PL1_214B - proposed 4th floor plan
17023_PL1_213A - proposed 3rd floor plan
17023_PL1_212B - proposed 2nd floor plan
17023_PL1_211A - proposed 1st floor plan
17023_PL1_211_1A - proposed 1st floor mezzanine plan

17023_PL1_210A - proposed ground floor plan
 17023_PL1_210_1A - proposed ground floor mezzanine plan
 17023_PL1_209B - proposed lower ground floor plan
 17023_PL1_114E - approved 4th floor plan
 17023_PL1_113E - approved 3rd floor plan
 17023_PL1_112D - approved 2nd floor plan
 17023_PL1_111E - approved 1st floor plan.
 17023_PL1_111_1E - approved 1st floor mezzanine plan
 17023_PL1_110E - approved ground floor plan
 17023_PL1_110_1E - approved ground floor mezzanine
 17023_PL1_109F - approved lower ground floor plan
 17023_PL1_101A - site plan
 17023_PL1_014C - existing 4th floor plan showing demolition
 17023_PL1_013C - existing 3rd floor plan showing demolition
 17023_PL1_012B - existing 2nd floor plan showing demolition
 17023_PL1_011C - existing 1st floor plan showing demolition
 17023_PL1_011_1C - existing 1st floor mezzanine plan showing demolition
 17023_PL1_010C - existing ground floor plan showing demolition
 17023_PL1_010_1C - existing ground floor mezzanine plan showing demolition
 17023_PL1_009E - existing lower ground floor plan showing demolition

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:

17023_PL1_001C - site plan
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 17023_411F - door details
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 17023_PL1_111_1E - approved 1st floor mezzanine plan
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 17023_PL1_110_1E - approved ground floor mezzanine
 17023_PL1_109F - approved lower ground floor plan
 17023_PL1_101A - site plan
 17023_PL1_014C - existing 4th floor plan showing demolition
 17023_PL1_013C - existing 3rd floor plan showing demolition
 17023_PL1_012B - existing 2nd floor plan showing demolition
 17023_PL1_011C - existing 1st floor plan showing demolition
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 17023_PL1_010C - existing ground floor plan showing demolition
 17023_PL1_010_1C - existing ground floor mezzanine plan showing
 demolition
 17023_PL1_009E - existing lower ground floor plan showing demolition

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 (delegated):

The site's planning history has been taken into account when making this decision.

Vernon House (5-8 St Mark's Square) is part of a stand-alone 'grand terrace', built originally in c1860 as 8 houses. The terrace, which occupies the north side of St Mark's Square, fronts the square except No 5 at the western end of the terrace which makes the return and fronts Princess Road. The terrace was listed Grade II on 14 May 1974.

Until the electrification of the nearby railway line in the 1970s the area had poor environmental quality. It was at this time that many of the large single dwellings were converted into multiple residences. The planning record is silent on the

conversion of Vernon House but it is most probable that at the time of subdivision the mansard roof extension was added. Internally little of the original detailing remains, even the plan form has been obscured throughout. What we now have is a much changed with mid-20th century interior. This applications is for regularisation and retrospective Listed Building Consent for the installation of:

- Additional mezzanines at ground and first floor levels;
- Installation of slatted ceiling panels in a limited section of corridor;
- Installation of key entry pads;

The works covered by this application are considered not to further harm the significance of the terrace.

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.

As such, the proposal 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 National Planning Policy Framework.

- 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 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.
- 4 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.
- 5 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.

- 6 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



Daniel Pope
Chief Planning Officer