

Application ref: 2019/3642/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 15 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
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Whymark and Moulton Ltd
14 Comrad Road
Sudbury
Suffolk
CO10 2XA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 32
Redman House Portpool Lane
London
EC1N 7UA

Proposal:

Reinstatement of fire damaged areas consisting of a replacement roof and internal remedial works.

Drawing Nos: SinglePDF1052-01, SinglePDF1051-01, SinglePDF1050-01,
scan_cammd050_2019-07-17-10-53-12, scan_cammd050_2019-07-17-10-52-45,
scan_cammd050_2019-07-17-10-52-12, pscan_cammd050_2019-07-17-10-51-04.

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: SinglePDF1052-01, SinglePDF1051-01,

SinglePDF1050-01, scan_cammd050_2019-07-17-10-53-12, scan_cammd050_2019-07-17-10-52-45, scan_cammd050_2019-07-17-10-52-12, pscan_cammd050_2019-07-17-10-51-04.

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 Details of all joinery including the doors shall be submitted to and approved by the Local Planning Authority prior to this part of the works commencing.

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 Redman House forms part of the Bourne Estate which is grade II listed. The estate was designed by the London County Council architects department and was constructed in 1901-03. The elevations are constructed from red, orange and stock bricks with some blue and glazed bricks. The roofs are slate, and windows are timber sash and casement.

Flat 32 in Redman House was recently affected by a house fire. The roof timbers, doors and much of the plasterwork were considerably damaged. The proposals are to replace parts of the flat that were affected by the fire.

The most affected part of the flat is the roof. The proposals are to remove the existing slate tiles and entirely replace the affected parts of the roof structure with matching timbers. The existing roof tiles are then repositioned on the roof. The existing roof structure is beyond repair, replacement is therefore the only option. The proposed roof matches the existing roof in materiality and form, and elements that can be reused such as the tiles, are incorporated into the new structure.

All joinery including the doors have been damaged by the fire. The proposals are to replace the joinery to match the existing. A condition will be added to the consent ensuring details of the joinery is submitted to the approved by the local planning authority.

The plasterwork inside the flat is significantly damaged. The proposals are to remove damaged sections of plaster and re-plaster to match the existing materials.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 NPPF.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer