

Application ref: 2019/2337/L
Contact: Tony Young
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Date: 17 October 2019

Development Management
Regeneration and Planning
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Walker Construction Consultants
Unit A
Court House
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EN5 5UJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**47 Georgiana Street
LONDON
NW1 0EB**

Proposal:

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

Drawing Nos: (3853/WM/-)01 rev 0, 02 rev R-3, 03 rev R-3, 05 rev R-2, 06 rev 1, 07 rev 1, 08 rev 1, 09 rev 0, 10 rev 0, 11 rev 1, 12 rev 0, 13 rev 0, 14 rev 0, 15 rev 1, 16 rev 0, 17 rev 0; Heritage and design & access statement from Walker Construction Consultants received 01/05/2019.

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: (3853/WM/-)01 rev 0, 02 rev R-3, 03 rev R-3, 05 rev R-2, 06 rev 1, 07 rev 1, 08 rev 1, 09 rev 0, 10 rev 0, 11 rev 1, 12 rev 0, 13 rev 0, 14 rev 0, 15 rev 1, 16 rev 0, 17 rev 0; Heritage and design & access statement from Walker Construction Consultants received 01/05/2019.

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, and any features of special architectural or historic interest.

The host property forms part of a wider Grade II listed terrace along the north side of Georgiana Street built in the early 19th Century and restored as part of a renovation scheme in the late 20th Century that is notable for its' uniformity of proportion, scale and style within the terrace. 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. The proposed two panel solid timber door would match the design of existing doors along the terrace and would be commensurate with the age and style of the property. The integral recessed panels, vertical letter-box and central door knob are considered to be high quality and appropriate in terms of their detailed design and materials, and would be an improvement on the existing door.

Overall, the proposals would therefore 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.

As such, 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 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.
- 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 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).

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 typed name and title.

Daniel Pope
Chief Planning Officer