

Application ref: 2019/1135/L
Contact: Laura Hazelton
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Date: 28 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

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Davies Architects
28 Elliott Square
London
NW3 3SU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
64 Delancey Street
London
NW1 7RY

Proposal:

Erection of lower ground and first floor rear extensions involving excavation within rear garden and lowering of lower ground floor level; removal of metal staircase to front basement lightwell and replacement with York stone steps; general refurbishment of interiors and replacement of front dormer window.

Drawing Nos: Site location plan, DEL64-EX-GA-01, DEL64-EX-GA-02, DEL64-EX-GA-03, DEL64-EX-GA-04, DEL64-EX-GA-05, DEL64-EX-GA-06, DEL64-EX-GA-07, DEL64-EX-GA-08, DEL64-PL2-GA-00, DEL64-PL2-GA-01, DEL64-PL2-GA-02, DEL64-PL2-GA-03, DEL64-PL2-GA-04, DEL64-PL2-GA-05, DEL64-PL2-GA-06, DEL64-PL2-GA-07, DEL64-PL2-GA-08, DEL64-PL2-GA-09, Design and Access Statement dated July 2019, Heritage Statement dated February 2019, SUDS Strategy LBH4576suds Ver 1.0 dated April 2019, Basement Impact Assessment LBH4576 ver. 1.0 dated April 2019, Factual site investigation report JN1243 dated 4 April 2019, Outline construction programme received 10/09/2019.

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:

Site location plan, DEL64-EX-GA-01, DEL64-EX-GA-02, DEL64-EX-GA-03, DEL64-EX-GA-04, DEL64-EX-GA-05, DEL64-EX-GA-06, DEL64-EX-GA-07, DEL64-EX-GA-08, DEL64-PL2-GA-00, DEL64-PL2-GA-01, DEL64-PL2-GA-02, DEL64-PL2-GA-03, DEL64-PL2-GA-04, DEL64-PL2-GA-05, DEL64-PL2-GA-06, DEL64-PL2-GA-07, DEL64-PL2-GA-08, DEL64-PL2-GA-09.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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) Plan, elevation and section drawings, including jambs, head and cill, of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Samples and manufacturer's details of new York stone paving for the front lightwell stair (to be provided on site).
- c) Details of new fireplace to first floor front room.
- d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with 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.

- 5 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.
- 3 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer