

Application ref: 2019/4685/L
Contact: David Peres Da Costa
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Date: 5 November 2019

Development Management
Regeneration and Planning
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MR Partnership
41 Foley Street
London
W1W 7TS
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 1st 2nd And 3rd Floor
21 Warren Street
London
W1T 5LT**

Proposal: New tiling to raised area and new stone step to entrance; replacement of windows and doors on rear elevation including timber casements at roof level; replacement of corrugated roofing with flat roof and alterations to side garage door; ventilation grills to rear elevation; new handrail to rear courtyard steps; new door in courtyard; internal refurbishment including new panel doors and secondary glazing.

Drawing Nos: Site location plan 3213_: 001; 002; 003; 004; 005; 006; 010; 011; 015; 017; 100; 101; 102; 103; 104; 105; 056; 060; 061; 065; 054 A; 055 A; 016 A; 051 A; 066 B; 067 B; 053 B; 052 B; Historic Building Assessment prepared by CH+MRP dated SEPTEMBER 2019; Design and Access Statement dated August 2019

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 3213_: 001; 002; 003; 004; 005; 006; 010; 011; 015; 017; 100; 101; 102; 103; 104; 105; 056; 060; 061; 065; 054 A; 055 A; 016 A; 051 A; 066 B; 067 B; 053 B; 052 B; Historic Building Assessment prepared by CH+MRP dated SEPTEMBER 2019; Design and Access Statement dated August 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.

- 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 of garage doors at a scale of 1:10.

b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

c) Samples and manufacturer's details of paving materials (to be provided on site and retained on site during the course of the works).

d) Details of service runs for the new bathroom at second floor, demonstrating the relationship of new pipework with historic fabric and existing pipework.

e) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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 The rooflight shall be a conservation-type, black metal with a central glazing bar, and shall be flush to the roof.

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 Reason for granting permission

The property forms one half of a pair of Grade II listed stock brick terraced houses, dating from 1792 and situated in the Fitzroy Square Conservation Area. The interior of the building has lost much of its historic detailing. However it does retain its standard Georgian floorplan and has some features of note, including some small areas of panelling. The application seeks to carry out a number of internal and external alterations to the building.

Ground Floor

There are no objections to the replacement of the existing timber garage door with one to match, the increase in height of the existing door into the garage or the replacement of the plastic, corrugated roof with something more sympathetic to the historic character of the host building and wider area and the replacement of the modern paving and modern windows with more sympathetic replacements. Details of the garage door and windows would be secured by condition. The corrugated PVC roof would be replaced with a solid flat roof.

The proposed uPVC roof lantern above the garage has been omitted and the garage doors would be part glazed. The glazing to the garage doors would be in keeping with other properties on Grafton Mews.

First Floor

There are minimal changes proposed at this floor. The windows proposed for replacement are not of historic/architectural value and their replacement is therefore acceptable.

Second Floor

It would usually be unacceptable to subdivide the existing rear room as proposed. However, this is the least intrusive position in the house to put a bathroom. In addition, the other proposed works would bring significant benefits to the existing building, through the replacement of modern windows (including uPVC windows), repair and reinstatement of panelling beneath windows and other alterations. As only a small amount of historic fabric would be lost (through the creation of a door) and as there is no fireplace in the existing back room, it is considered that the works are acceptable in this instance.

Third Floor

There are minimal changes proposed at this floor. The replacement of the modern uPVC window is welcomed.

Roof

No objections to the replacement of the existing modern rooflight subject to a condition requiring the new rooflight to be conservation-type, black metal with a central glazing bar, lying flush to the roof.

Detail of the replacement windows would be secured by condition.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 proposed development is in general accordance with policies D2 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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+Re>

quirements+%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