

Application ref: 2019/0239/L
Contact: Kate Henry
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Date: 7 November 2019

Development Management
Regeneration and Planning
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Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
31 Steele's Road
London
NW3 4RE

Proposal: Erection of single storey extension to rear of existing side extension; replacement of existing upper ground floor side; replacement of lower ground floor rear doors and first floor rear timber balustrades to match existing; installation of new and replacement guttering and downpipes; various internal works, including reconfiguration of layout at lower ground and first floor levels; reinstatement of upper ground floor fireplace; installation of new timber flooring at lower and upper ground floor levels; removal of modern decorative features throughout; renewal services.

Drawing Nos: 000 Rev C; 001; 002 Rev B; 003 Rev A; 004;005; 006; 007; 008; 009; 010; 011 Rev A; 012, 013 Rev D; 014 Rev D; 015 Rev D; 016; 017 Rev D; 018 Rev A; 019 Rev E; 020 Rev A; 021 Rev E; 022 Rev A; 023 Rev E; 040; PJA/9899/ME1 Rev A; PJA/9899/ME2 Rev A; PJA/9899/ME3 Rev A; PJA/9899/ME4 Rev A; SSK-100 Rev P4; SSK-101 Rev P2; SSK-102 Rev P1; SSK-400; SSK-401; SSK-402; SSK-403; Design & Access Statement (undated); Heritage Statement, dated December 2018; M&E Services Blueprint, dated July 2019; Structural Appraisal Report, dated 3 July 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: 000 Rev C; 001; 002 Rev B; 003 Rev A; 004;005; 006; 007; 008; 009; 010; 011 Rev A; 012, 013 Rev D; 014 Rev D; 015 Rev D; 016; 017 Rev D; 018 Rev A; 019 Rev E; 020 Rev A; 021 Rev E; 022 Rev A; 023 Rev E; 040; PJA/9899/ME1 Rev A; PJA/9899/ME2 Rev A; PJA/9899/ME3 Rev A; PJA/9899/ME4 Rev A; SSK-100 Rev P4; SSK-101 Rev P2; SSK-102 Rev P1; SSK-400; SSK-401; SSK-402; SSK-403; Design & Access Statement (undated); Heritage Statement, dated December 2018; M&E Services Blueprint, dated July 2019; Structural Appraisal Report, dated 3 July 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 Before the relevant part of the work is begun, 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:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (including a sample panel to show colour, texture, face bond and pointing) to be provided on site.

b) Details of new fireplace(s)

c) A method statement for the lifting of the floorboards.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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.

- 5 All new rainwater goods shall be cast-iron and painted black and the sectional

profile for the rainwater gutters shall match the original rainwater gutters.

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

The proposed single storey extension to the rear of the existing side extension would be subordinate in scale and character and appearance and would not detract from the character and appearance of the host building. The plans have been revised during the course of the application to avoid cutting through existing cills on the side elevation of the main house and to use traditional materials. A suitable planning condition will ensure that samples of materials are agreed in writing with the local planning authority prior to the construction of the extension.

The replacement of the existing upper ground floor side balcony is considered to be acceptable and the proposed design is considered to be in keeping with the character and appearance of the host building. The plans have been revised during the course of the application to remove a proposed staircase leading to the garden.

The replacement of the lower ground floor rear doors and first floor rear timber balustrades is considered to be acceptable as the replacements will match the existing and are therefore considered to be in keeping with the character and appearance of the host building,

The installation of new and replacement guttering and downpipes is considered to be acceptable and a suitable condition will ensure that the new rainwater goods are cast-iron and painted black and that they match the original in terms of sectional profile.

Internally, the layout is being altered at lower and upper ground floor levels, in association with the new side/rear extension. The plans have been altered during the course of the application to retain more historic fabric and to ensure the historic plan form is not unduly harmed. At upper ground floor, a fireplace is being reinstated, which is welcomed as this is historically in keeping with the host building. The other proposed works, namely the installation of new timber flooring at lower and upper ground floor levels, the removal of modern decorative features throughout and the renewal of services, are also considered to be acceptable. The plans have been revised during the course of the application in order to limit the impact on historic fabric. Furthermore, a suitable planning condition will require a method statement to be provided for the lifting of the floorboards, to ensure the works are carried out in a satisfactory manner.

The plans have been revised during the course of the application to omit the installation of a dumbwaiter between the lower and upper ground floors.

The proposals have been assessed by the Council's Conservation Officer who considers the development to preserve the special interest and architectural significance of the grade II listed building.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development 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 provisions of the National Planning Policy Framework 2019.

- 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 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.
- 5 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 and title.

Daniel Pope
Chief Planning Officer