

Powell Tuck Associates  
6 Stamford Brook Road  
london  
W6 0XH

Application Ref: **2019/3269/L**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 2555

16 October 2019

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**20 Chalcot Square**  
**London**  
**NW1 8YA**

**DECISION**

#### **Proposal:**

Internal alterations at first floor level for the formation of a door opening and installation double door between the kitchen and the study associated with listed building consent (2018/6156/L) dated 02/05/2019 for: Internal and external alterations for the erection of a single storey infill extension at basement level, installation of metal staircase with balustrade for a roof terrace above; fenestration and façade treatment to the front, rear and rear elevation and internal alterations throughout.

Drawing Nos: 2568 00 REVP1; 2568 01 REVP2; 2568 02 REVP2; 2568 03 REV P2; 2568 04 REVP2; 2568 05 REVP2; 2568 06 P2 (Existing Section A); 2568 06 REVP2; 2568 07 REVP2; 2568 08 REVP2; 2568 09 REVP2; 2568 10 REVP2; 2568 11 REVP2; 2568 12 REVP2; 2568 13 REVP1; 2568 14 REVP2; 2568 15 REVP1; Design and Access Statement commissioned by Powell Tucker Associates dated August 2019 and Heritage Statement commissioned by AHP dated May 2019.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

Executive Director Supporting Communities



- 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:

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 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) Details including sections at 1:10 of the proposed timber framed door including architrave and ironmongery detail.

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 policy D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Chalcot Square was constructed in the later 1850s as a speculative development, with terraces of three and four-storey houses with stucco fronts and Italianate detailing. Number 20 is the easternmost house on the northeast side of the square and has a main front of three storeys over a basement, with a mansard roof. Early maps show that from at least the 1870s the east sidewall of the house adjoined the end wall of a large commercial building in a yard accessed from Fitzroy Street. Between this building and the sidewall of the house is a full-height void, not visible from the square, but open at the rear towards the garden.

The original plan of the house followed the standard London terrace house arrangement, with one room at the front and one at the back on each floor with a

passage and staircase against one party wall and the chimneystacks against the other. There is now a small rear wing rising to first floor level and leading off the staircase. This may be original or a later addition intended to house the lavatory and bathroom. All the main rooms would originally have been rectangular, with a chimneybreast in the centre of one wall and with plaster cornice to the main rooms.

The proposals form a new opening between the front and rear rooms. The opening will copy the architrave detail of the existing wall and a 4 panel doors and ironmongery to replicate this original door opening at ground floor level. This change will involve some loss of historic fabric, while preserving the original plan form and the character of the two main rooms. The alteration will not affect the historic or architectural significance of the listed building and is considered acceptable. The four-panel design of the new door would preserve the character of the property.

Public consultation was not required as the works are internal to the grade II listed building. The site's planning history has been taken into account when 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 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 National Planning Policy Framework 2019.

- 2 During the works, if hidden historic features are revealed they should be retained in-situ. Works shall be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.
- 3 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).
- 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 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)

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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

Director of Regeneration and Planning

**DECISION**