

Application ref: 2019/4122/L  
Contact: Anna Foreshew  
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Date: 15 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Purcell  
1 Quayside  
Bridge Street  
Cambridge  
CB5 8AB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 2**  
**3 Cambridge Gate**  
**London**  
**NW1 4JX**

Proposal:

Temporary installation of two external handrails to front entrance steps (personal consent).  
Drawing Nos: Site Location Plan; SK001; SK002; SK003; SK004

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;

SK001; SK002; SK003; SK004.

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 Details in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before relevant works begin:

- a) Drawings to a scale of 1:2 fully detailing the new handrails;
- b) The position, type and method of installation of the new handrails.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 In the event that Mrs Colette Levy no longer occupies the premises, the handrails and associated fixings hereby approved will be removed and the walls be made good within 6 months of the occupancy ending.

Reason: In order to safeguard the special architectural and historic interest of the Grade II listed building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The application site is a grade II listed terrace house within the Regent's Park Conservation Area. The property is part of a symmetrical terrace of ten houses built in 1875-77, designed by T Archer, and in the French Renaissance style. The terrace comprises four storeys raised on a basement, and an attic. It is constructed of bath stone with slate roofs. The terrace is set on the Outer Circle, which surrounds Regent's Park and is set back from the main road on a private road.

The proposal is for the temporary installation of two bespoke cast iron external handrails either side of the front door. The handrails will be painted black to match the existing railings. Minimal fixings in only two locations will be used to attach each handrail to minimise impact on the fabric. The black painted finish reflects the adjacent black painted railings to minimise their visual impact on

the facade. The works will have a negligible visual impact on the special interest of the listed building, and will not harm the conservation area.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Regent's Park Conservation Area Advisory Committee was consulted and responded on 12/09/2019, raising no objection, subject to a conditional personal consent.

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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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+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', written in a cursive style.

Daniel Pope  
Chief Planning Officer