

Application ref: 2019/4113/L
Contact: Obote Hope
Tel: 020 7974 2555
Date: 2 December 2019

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Robson Walsh
Survey House
19F Park Parade
London
NW10 4JH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**28 Longford Street
London
NW1 3PA**

Proposal:

Installation of newel handrails to either side of front entrance door to assist with access.

Drawing Nos: 7968/01; 7968/02; 7968/03; 7968/04; 7968/05; 7968/06; Design and Access Statement/Heritage Statement commissioned by Robson Walsh no date.

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: 7968/01; 7968/02; 7968/03; 7968/04; 7968/05; 7968/06; Design and Access Statement/Heritage Statement commissioned by Robson Walsh no date.

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.

Informative(s):

- 1 Reason for granted Listed Building Consent:

Church school was constructed c1901 by Philip Robson, the Grade II listed building belongs to the St Mary Magdalene Church and the former school building constructed using red brick with stone dressings in modified Queen Anne style with Art Nouveau influences. The host building is located in the Regents Park Conservation Area.

The proposed works seek to install 2 x metal handrails to either side of the main entrance door to assist with access requirements to the building. The works do not result in the loss of historic fabric and are not considered to cause harm to the special character and historic significance of the listed building.

The Council's conservation officer was consulted and raised no objection to the proposed works provided the handrails are metal and painted black to minimise their visibility so that they do not appear as incongruous additions.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 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.

- 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 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.

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