

Application ref: 2019/4373/L
Contact: Rose Todd
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Date: 4 December 2019

Development Management
Regeneration and Planning
London Borough of Camden
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LYONDALE
Crown House
Home Gardens
Dartford
DA1 1DZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
132 St Pancras Way
London
NW1 9NB

Proposal:

Conversion of one bedroom flat into two bedrooms with new internal bathroom with amendment to landing.

Drawing Nos:

Design and Access/ Heritage Statement
132a part 2-Site Plan-min.pdf
SPW/00/PP5 - Existing and Proposed Front Sections
HV/00/PP4 -Existing and Proposed front elevations
SPW/00/PP2 - block plan
SPW/00/PP3 - Existing and Proposed Floor Plan Rev 3

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:

Design and Access/ Heritage Statement
132a part 2-Site Plan-min.pdf
SPW/00/PP5 - Existing and Proposed Front Sections
HV/00/PP4 -Existing and Proposed front elevations
SPW/00/PP2 - block plan
SPW/00/PP3 - Existing and Proposed Floor Plan Rev 3

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 using traditional materials 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 all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all new door openings.
 - c) floor repairs need to be with timber board matched to the existing floor in terms of species and plank width.
 - d) Details of service runs for the new bathroom, demonstrating the relationship of new pipework with existing.

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 listed building consent (delegated):

132 St Pancras Way is located at the western end of a terrace of 13 houses built in the mid-1820s. The terrace is listed Grade II. Four of the properties including No 132 have shop premises at ground floor. The shopfront at No 132 is from the early 19th century with corner entrance and is of particular interest for this reason.

The flat and the shop at No 132 are now in separate ownership. The accommodation over the shop is on two floors.

The applicants claim that before purchase the upper accommodation had been converted to office space. The planning records are silent on this matter and the layout of accommodation on the second floor although modified appears conventional with a larger room to the front of the property and the stairs and smaller room located at the back of the property.

The subdivision of Bedroom 1 - providing the landing remains as existing and any architectural detailing present is preserved and replicated where necessary will not necessarily result in harm to the significance of the terrace. However the new dividing wall must be located far enough away from the window architrave so as the window does not appear squashed into the corner.

The corridor to Bedroom 2 is not an historic feature or part of the original layout and therefore it is considered acceptable to incorporate this space into the back bedroom.

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)

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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



Daniel Pope
Chief Planning Officer