

Application ref: 2019/4796/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 10 December 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ
England

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**36 Lancaster Grove
London
NW3 4PB**

Proposal:

Details of new services, surface treatments within former Appliance Bay, and works to fire poles and cabinets as required by condition 14 (parts a,b and e) attached to listed building consent dated 03/07/2019 ref 2019/0147/L) for Various minor internal and external alterations to all new approved flats, as amendments to listed building consent dated 04/07/2017 ref 2016/1128/L and to listed building consent dated 04/07/2017 ref 2016/6119/L .

Drawing Nos: L18051-IN2-00-00-DR-M-1001 Rev C2 (Heating Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-M-2001 Rev C2 (Ventilation Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-M-3001 Rev C2 EDIT (Water Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-M-4001 Rev C1 (Soils & Waste Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-E-1001 Rev C3 EDIT (Lighting Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-E-2001 Rev C3 EDIT (General Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-E-4001 Rev C3 (Fire Alarm Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-E-7001 Rev C3 EDIT (Cable Containment Services Layout - Ground Floor Level), L18051-IN2-00-00-DR-E-8001 Rev C3 (Security & Access Control Services Layout - Ground), Appliance bay glazed doors (Drawing BFS THA PR AL 801 P3)
Proposed Unit 6 Plan (A) (Drawing BFS THA PR AL 107 Rev P1), Proposed Unit 6 Plan (B) (Drawing BFS THA PR AL 108 Rev P2), Joinery Types and Materiality

sketches (file ref: THA_BFS_289_190424_UNIT 6 JOINERY_P2), Proposed Unit 6 Joinery - Plan (Drawing BFS THA PR SK 071 Rev P1), Proposed Unit 6 Joinery - Elevations (Drawing BFS THA PR SK 072 Rev P1), Proposed Unit 6 Joinery - Sections (Drawing BFS THA PR SK 073 Rev P1), Appliance Bay - Surface Treatments Rev P1 dated 22ns May 2019 (ref: 289_1_1_Applicance bay surface treatments), Fireman's pole floor detail (Drawing BFS THA PR AL 816 Rev P1)

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for granting approval of details (listed building):

The applicant wishes to discharge conditions 14a, 14b and 14e of listed building consent ref 2016/1128/L. These stipulate that:

Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun. The relevant work shall be carried out in accordance with the approved details:

- a) All new services.
- b) All new surface treatments to walls, ceiling and floor within the former Appliance Bay, including new glazed doors.
- e) All works affecting fire poles and fire pole cabinets, including creation of separation between different residential units.

The applicant has submitted the following drawings. They relate only to unit 6, the appliance bay:

Condition 14a

Heating Services Layouts

L18051-IN2-00-00-DR-M-1001 Rev C2 (Heating Services Layout - Ground Floor Level)

This drawing shows all historic radiators retained and servicing pipes routed underneath the new suspended floor.

Ventilation Services Layouts

L18051-IN2-00-00-DR-M-2001 Rev C2 (Ventilation Services Layout - Ground Floor Level)

References to "exhaust louvres", notwithstanding the illustration on the drawing, refer to terracotta outlets shown on drawing BFS BFS THA PR AL 622 P2 in associated application 2018/1733/L.

A reasonable number of ventilation intakes are shown, with their pipework

running at high level. Given the industrial aesthetic of the appliance bay, it is accepted that this will not harm its special interest.

Water Services Layouts

L18051-IN2-00-00-DR-M-3001 Rev C2 EDIT (Water Services Layout - Ground Floor Level)

Appropriate amounts of water pipe are indicated.

Soils & Waste Services Layouts

L18051-IN2-00-00-DR-M-4001 Rev C1 (Soils & Waste Services Layout - Ground Floor Level)

Modest quantities of soil piping are shown within new partitions and under the floor.

Lighting Services Layout

L18051-IN2-00-00-DR-E-1001 Rev C3 EDIT (Lighting Services Layout - Ground Floor Level)

The principal room is illuminated by six pendant lamps - salvaged industrial antiques - as is appropriate for a building of this age. Other lighting is suitably robust for the setting. Lower, peripheral, ancillary and modern rooms feature downlighters.

General Services Layout

L18051-IN2-00-00-DR-E-2001 Rev C3 EDIT (General Services Layout - Ground Floor Level)

The servicing is appropriate in positioning and scale.

Fire Alarm Services Layout

L18051-IN2-00-00-DR-E-4001 Rev C3 (Fire Alarm Services Layout - Ground Floor Level)

A sufficient quantity of fire safety equipment is shown.

Cable Containment Services Layout

L18051-IN2-00-00-DR-E-7001 Rev C3 EDIT (Cable Containment Services Layout - Ground Floor Level)

Given the nature of this interior, the cable management system is appropriate.

Security & Access Control Services Layout

L18051-IN2-00-00-DR-E-8001 Rev C3 (Security & Access Control Services Layout - Ground

A modest amount of security equipment is shown.

2 Condition 14b

Appliance bay glazed doors (Drawing BFS THA PR AL 801 P3)
Proposed Unit 6 Plan (A) (Drawing BFS THA PR AL 107 Rev P1)

Proposed Unit 6 Plan (B) (Drawing BFS THA PR AL 108 Rev P2)
- Joinery Types and Materiality sketches (file ref:
THA_BFS_289_190424_UNIT 6 JOINERY_P2)
- Proposed Unit 6 Joinery - Plan (Drawing BFS THA PR SK 071 Rev P1)
Proposed Unit 6 Joinery - Elevations (Drawing BFS THA PR SK 072 Rev P1)
Proposed Unit 6 Joinery - Sections (Drawing BFS THA PR SK 073 Rev P1)
Appliance Bay - Surface Treatments Rev P1 dated 22ns May 2019 (ref:
289_1_1_Appliance bay
surface treatments)

The drawings show additive partitions and fitted furniture that will allow this large space to be broken into usable cells. The height of the central blocks of partitions will allow the overall scale of the room to be appreciated. Existing surfaces are retained, encapsulated where consented and repaired like for like where new openings are consented. Details of metal-framed glazed doors have been supplied. The applicant now intends to reuse existing glazed bricks, so this part of the condition is not capable of discharge. If non-matching glazed bricks should find their way into the scheme, this will be dealt with via enforcement action.

Condition 14e

Fireman's pole floor detail (Drawing BFS THA PR AL 816 Rev P1)

This shows the jump hole filled in with a concrete slab, which is separated by packers from the historic floor slab to ensure reversibility, but supported by metal dowels. The pole is isolated from the concrete by a thermal pipe sleeve, again ensuring reversibility. The edge of the jump hole is marked with a timber detail to ensure legibility.

The proposed works will not harm the special interest of the grade-II*-listed building.

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 NPPF.

- 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.

- 5 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.
- 6 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.
- 7 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.

- 8 You are advised that all conditions which need details to be submitted pursuant to listed building consent ref 2019/0147/L dated 03/07/2019 have been approved.

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