

Application ref: 2019/5662/P
Contact: Nick Baxter
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Date: 10 January 2020

Development Management
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Heritage Surveys Ltd
Unit 11 H 22 Carlton Road
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CR2 0BS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Levita House
Flat 136
Chalton Street
London
NW1 1HR

Proposal:

Installation of gate and railings forming secure entrance to 136 and 137 Levita House
Drawing Nos: Location plan, site plan, L0008 (exist eles), L0009 (propo eles), L0007 (propo gate ele), L0005 (propo gate section), L0006 (propo gate section), L0003 (exist sections), L0004 (propo plan), L0002 (exist section), L0001 (exist plan), heritage statement, design & access statement

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, site plan, L0008 (exist eles), L0009 (propo eles), L0007 (propo gate ele), L0005 (propo gate section), L0006 (propo gate section), L0003 (exist sections), L0004 (propo plan), L0002 (exist section), L0001 (exist plan), heritage statement, design & access statement

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Levita House is part of the Ossulston Estate built to the designs of the LCC Architects' department in 1930-31. It is described as "the most important inner city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner city housing estates". It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation. The Estate is grade-II-listed but is not in a conservation area. It is of four storeys with an attic storey with dormer windows. The ground floor has concrete blockwork at ground floor level and rendered brickwork above. The hipped roofs are covered in pantiles and have tall chimney stacks.

The applicant wishes to use metal railings and a gate to secure a small unsupervisable area behind a bin store. The railings have been designed to match original railings in the vicinity, and a similar installation has been granted consent on the opposite side of the courtyard.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making 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 NPPF.

- 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).

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer