

Application ref: 2019/6328/L  
Contact: Rose Todd  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Fletcher Crane Architects Ltd  
3-4 Home Park Parade  
High Street  
Hampton Wick  
KT1 4BY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1 A Birkenhead Street  
London  
WC1H 8BA**

Proposal:

Consolidation, repair and re-decoration of existing mews access gates. Enlargement of the pedestrian pass door height within the gate to improve access to the property. Re levelling and repair of existing cobblestone paving to improve access to the property.

Drawing Nos: Site location plan - TP(01) 01

Existing site plan - TP(01)04

Design and Access Statement - A Doc (99) 01 Rev 2

Method Statement Levelling Driveway - REV B

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 - TP(01) 01

Existing site plan - TP(01)04

Design and Access Statement - A Doc (99) 01 Rev 2

Method Statement Levelling Driveway - REV B

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 Reasons for granting listed building consent (delegated):

1A Birkenhead Street is the mews and yard to the rear of the terrace of 7 houses built c1827-32 by W Forrester Bray on the north-east side of Birkenhead Street. The terrace is listed Grade II. The mews and yards appear (much as they do today) on the 1st Ordinance Survey map of London. The area was clearly developed as a set piece and for this reason it could be argued that the mews, yard and historic access are curtilage listed by association with the listed buildings adjacent. The associated railings are also listed Grade II.

The entrance to No 1A (the mews and yard) is located at the northern end of the terrace. The mews and terraced properties are now in separate ownership.

The entrance to the yard is via a cobbled and gated covered access way. The gates appear original. They are in working order in as much as they can be opened to let vehicles access the yard but have not been well maintained and repairs have been rather ad hoc. The left-hand gate has a particularly short integral wicket gate to allow for pedestrian access.

The proposal is to increase the overall height of the wicket door to make the access less restrictive. At the same time some restoration of the gates is proposed. The other part of the proposal is to relay the cobbles road surface that gives access to the yard.

The surface of the cobbled access is currently uneven due to the intrusive introduction of meters into the roadway surface followed by unsympathetic reinstatement of the adjacent road surface.

The proposal includes the relaying of the cobbled access between the public road and the gate to create a more user-friendly surface.

The application has been advertised in the press and by means of a site notice.

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', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer