

Application ref: 2018/4862/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 21 May 2020

Development Management
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Drawing and Planning Ltd
Mercham House
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NW4 4AR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted Subject to a Section 106 Legal Agreement

Address:

**70 Oakley Square
London
NW1 1NJ**

Proposal: Internal alterations to facilitate the sub-division of the upper floor flat to form 1 x studio, 1 x 2 bed and 1 x 3 bed flats. New hard and soft landscaping.

Drawing Nos:

Existing drawings: OKYSQ-L001, OKYSQ-P002 rev A, OKYSQ-P003 rev A, OKYSQ-P004 rev A, OKYSQ-P005 rev A, OKYSQ-P006, OKYSQ-E001, OKYSQ-E002, OKYSQ-E003, OKYSQ-S001,

Demolition drawings: OKYSQ-P002 rev A, OKYSQ-P003 rev A, OKYSQ-P004 rev A, OKYSQ-P005 rev A,

Proposed: 000/PL/201 rev C, 000/PL/202 rev B, 000/PL/203 rev B, OKYSQ-E103 rev A, OKYSQ-S101 rev B, OKYSQ-E102, OKYSQ-E101.

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:

Demolition drawings: OKYSQ-P002 rev A, OKYSQ-P003 rev A, OKYSQ-P004 rev A, OKYSQ-P005 rev A,
Proposed: 000/PL/201 rev C, 000/PL/202 rev B, 000/PL/203 rev B, OKYSQ-E103 rev A, OKYSQ-S101 rev B, OKYSQ-E102, OKYSQ-E101.

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.

- 4 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings of new internal doors at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The majority of the proposals involve internal alterations related to the conversion of the property into three separate flats. These include the creation of new partition walls and the installation of new kitchen and bathroom facilities.

The proposals were revised to reduce the extent of internal alterations and to remove the proposals to open up 5 blind architraves to the side elevation. In addition, further information was provided of the proposed service runs, and confirmation that all windows, doors, internal surfaces, floorboards,

plasterwork, dadoes, fireplaces, skirting boards and cornices will remain unaltered. Following these amendments, the Council's Conservation Officer has confirmed the proposals would not harm the significance of the host listed building. The internal subdivision would be done sensitively, and would not result in a harmful loss of historic fabric or plan form. In many instances, the proposals would be more in line with the original layout than existing.

One objection has been received relating to the previously proposed opening up of the blind architraves, however, revised drawings were received removing these works from the proposals and as such, this objection is no longer relevant. The site's planning history has been taken into account prior to making this decision and 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 2 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.
- 3 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.
- 4 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer