

Application ref: 2020/1221/L  
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**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 2 2nd Floor**  
**22 Chalcot Square**  
**London**  
**NW1 8YA**

Proposal:

Internal alterations including partitions and new staircase

Drawing Nos: Application form, ZA-22CH-002, ZA-22CH-001, ZA-22CH-000, Picture of roof light, 200610-22 Chalcot square-planning(2) Design and Access and Heritage Statement, Link to rooflight.

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

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, ZA-22CH-002, ZA-22CH-001, ZA-22CH-000, Picture of roof light, 200610-22 Chalcot square-planning(2) Design and Access and Heritage Statement, Link to rooflight.

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.

- 2 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.

- 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 Details of the two replacement internal doors shall be submitted to and approved by the Local Planning Authority prior to this part of the works commencing.

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 22 Chalcot Square is a grade II listed building that forms the eastern side of the square. The building was constructed in 1855-60 and has four storeys with an additional basement. Each floor has three windows. The building is stuccoed, with a rusticated ground floor and a roof of slate. The building has been divided into flats.

The proposals are to upgrade the one bedroom flat that occupies the second floor. Alterations include the reorientation of a partition, alterations to a modern staircase and the replacement of a skylight and two internal doors.

At present there is a partition in the rear room that separates a bedroom and bathroom. The partition cuts across the chimney breast and is an odd shape that creates a small and inconveniently proportioned bedroom. Within the proposals the partition is reoriented to create a smaller bathroom and a larger bedroom. The partition is still located across the chimney breast but creates a much more rational plan form and improves the legibility of the building.

The proposed staircase alterations affect a modern staircase that is located within the closet wing. At present the staircase is curved, taking up an unnecessary amount of floor space. Within the proposals, the staircase is removed and a new straight staircase is inserted. The staircase is respectful of the plan form and the adjacent window and will not affect the significance of the building.

The skylight to be replaced forms part of the roof of the closet wing. The existing rooflight is not historic and does not have architectural merit, its removal will therefore not impact the qualities of the building. The replacement

windows is modern but simple in form and will complement the aesthetic of the building.

The internal doors to be replaced are modern. A condition has been added to the consent requiring details of the replacement doors.

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

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).
- 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



Daniel Pope  
Chief Planning Officer