

Application ref: 2020/2617/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 18 August 2020

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

T2 Architects
23 City Business Centre,
Hyde Street,
Winchester
SO23 7TA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Elm Row
London
NW3 1AA

Proposal:
Works to windows
Drawing Nos: 2017_0001_Location Plan
2017 3 ELM ROW Heritage Statement 200605
3 Elm Row_Tavener window condition survey report 7th May 2020 rev C
9904 - 03B. 3 Elm Row. 1st floor window details
9904 - 02B. 3 Elm Row. 2nd floor window details
9904 - 01B. 3 Elm Row. 3rd floor window details
3 Elm Row _ Plans with Window Reference notes added (May 2020)
2017_3001_North-East Elevation with Window References
2017_3000_North & South Elevations with Window References
Tavener Window condition survey report 7th May 2020 rev C
9958 - 01. 3 Elm Row. Replacement sashes. Scaled elevations & sections
9958 - 02. 3 Elm Row. Replacement sashes. Proposed sections
9958 - 03. 3 Elm Row. Replacement sashes. Proposed detail with existing sections
9958 - 04. 3 Elm Row. Replacement sashes. Proposed sections
9958 - 05. 3 Elm Row. Replacement sashes. 1st & 2nd floor windows Proposed detail with existing sections

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:

2017_0001_Location Plan

2017 3 ELM ROW Heritage Statement 200605

3 Elm Row_Tavener window condition survey report 7th May 2020 rev C

9904 - 03B. 3 Elm Row. 1st floor window details

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9958 - 04. 3 Elm Row. Replacement sashes. Proposed sections

9958 - 05. 3 Elm Row. Replacement sashes. 1st & 2nd floor windows

Proposed detail with existing sections

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:

3 Elm Row was built around 1720. The property is located within a short terrace, situated in the Hampstead Conservation Area. Comprising three

storeys plus basement, the building was refaced in the late 19th century with red brick and has a patterned tiled mansard roof which also dates from the late 19th century.

The proposal is for the like-for-like replacement of the sash casements which appear to date from the late 19th century and sadly are now beyond repair.

It is considered that replacement window works will cause no harm to the special interest of the grade II listed building or to the character and appearance of the conservation area.

The application has been advertised in the press and by means of a site notice, but no responses were received.

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)

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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
Director of Economy, Regeneration and Investment