

Application ref: 2020/2025/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 22 September 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

Mr. Harshad Pankhania
33-35 Jamestown Road
London
NW1 7DB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

50 Kentish Town Road
London
NW1 9PU

Proposal:

Strengthening of the retaining wall to the front lightwell and the vault.

Drawing Nos: EM Drawing 105 50KentishTownRd(2), Covering letter - 50 Kentish Town Road NW1, EM Drawing 105 50KentishTownRd(1), EM Drawing 104 50KentishTownRd, EM Drawing 102 50KentishTownRd, EM Drawing 103 50KentishTownRd, EM Drawing 100 50KentishTownRd, EM Drawing 101 50KentishTownRd, EM Drawing 105 50KentishTownRd.

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: EM Drawing 105 50KentishTownRd(2), Covering

letter - 50 Kentish Town Road NW1, EM Drawing 105 50KentishTownRd(1), EM Drawing 104 50KentishTownRd, EM Drawing 102 50KentishTownRd, EM Drawing 103 50KentishTownRd, EM Drawing 100 50KentishTownRd, EM Drawing 101 50KentishTownRd, EM Drawing 105 50KentishTownRd.

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 A sample of brickwork which shall be constructed from London stock bricks using a lime based mortar with slightly recessed joints shall be erected on site and viewed and approved by the Local Planning Authority prior to the brick piers being built.

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 50 Kentish Town Road is a grade II listed building that forms part of a pair of semi detached villas that were constructed in the early part of the 19th century. The building is set over three storeys with a basement and is stuccoed with a rusticated ground floor.

To front of the building at lower ground floor level is a lightwell, a retaining wall and a vault. The retaining wall is no longer providing structural support and the vault has lost strength as a result of ground movement.

The proposals are to build five pillars in front of the retaining wall and to tie them into the existing retaining wall using a Helibar system. The pillars will be constructed from London stock bricks in order to match the existing retaining wall. This method of strengthening ensures the volume of the lightwell is retained and all historic fabric is retained.

The vault will be strengthened by inserting a concrete slab above the vault and tying the arched brickwork of the vault into the slab. The slab is then concealed by the landscaping above. Although the introduction of concrete is to some extent regrettable, this method of repair ensures the vault is retained intact and in a stable structural condition. The aesthetic of the vault is also retained and the garden above unaltered.

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.

The application has been advertised in the press and by means of a site notice. One objection to the application has been received, however this was a party wall issue rather than a listed building consent concern.

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
Director of Economy, Regeneration and Investment