

Application ref: 2020/3351/L
Contact: Nathaniel Young
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Date: 8 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
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Ashby Building Surveyors Limited
Unit 4, Castle Gate
Address line 2 Castle Street
Hertford
SG14 1HD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41- 43 Grafton Way
London
W1T 5DG

Proposal: Various repointing and repair works to roofs, elevations, rainwater goods and terraced areas; replacement of deck and water proof coverings.

Drawing Nos: Location Plan, Design and access statement ref: HBM125/AM/2562, 18384-475710, H728 115a, H-728 22, H-728 24, Appendix A photo Schedule, Materials & Workmanship ref: HBM125/2380/WO37287/AM Rev2, Schedule of Associated Works and Access ref: HBM125/2380/WO37287/LD

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: Location Plan, Design and access statement ref:

HBM125/AM/2562, 18384-475710, H728 115a, H-728 22, H-728 24, Appendix A photo Schedule, Materials & Workmanship ref: HBM125/2380/WO37287/AM Rev2, Schedule of Associated Works and Access ref: HBM125/2380/WO37287/LD

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:

The applicant proposes to make a number of repairs and improvements to the building including; replacement and repairs to flat roof waterproof coverings, repointing and repairs to parapet walls (brickwork, copings, flashings), full deck replacement works, repairs to the main pitched roof areas (replace damaged slates, copings, flashings, valley gutters, chimney repairs), repointing of rear elevations walls, repairs to render and repairs of rainwater goods and rodding.

The properties are residential mid-terraced houses converted in to individual flats. The flats on the top floor and to the back addition have suffered with internal water damage as well as the common parts with water ingress. The works is required due to the existing waterproof system being defective and allowing water penetration and damage to the internal fabric of the building in various locations, including common parts, internals of Flat No.s 3, 5 and 7, 43 Grafton Way and Flat 5, 41 Grafton Way. The replacement roof coverings will ensure the roofs are watertight, functional and weatherproof for the residents/occupants use of the building in future.

The proposed works will be carried out to repair the historic fabric of the building which is welcomed by officers. The Councils conservation officer has reviewed the proposed works and has raised no objections, subject to the attached conditions. Overall, the proposed development is considered acceptable in terms of the impact upon the character and appearance of the host building, the listed terrace and the wider conservation area. The proposed works would repair and preserve the significance of the listed building and its historic features. The applicant is advised that all fabric repairs should be undertaken with traditional materials where possible.

No representations were received following statutory consultation. The application site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1 (Design) and policy D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the London Plan intended to publish 2019 and the National Planning Policy Framework 2019.

- 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 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.
- 5 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment