

Application ref: 2020/5177/L
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Date: 18 March 2021

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

Gundry and Ducker Architecture
3 Garrick Street
LONDON
WC2E 9BF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Rothwell Street
London
NW1 8YH

Proposal:
Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and window, works of repair and make good to front elevation, internal alterations at all levels.

Drawing Nos: 405_Covering Letter; Heritage Statement October 2020 Rev A
12.02.2021; 405_PROP_01 Rev A; 405_GS_01 Rev A; 405_GS_02 Rev A;
405_PROP_04 Rev A; 405_GE_01 Rev B; 405_EX_00; 405_EX_01; 405_EX_02;
405_EX_03; 405_EX_04; 405_EX_05; 405_EX_06; 405_EX_07; 405_EX_08;
405_PROP_01; 405_PROP_02; 405_PROP_03; 405_PROP_05; 405_PROP_06;
405_PROP_07; 405_PROP_08.

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:

405_Covering Letter; Heritage Statement October 2020 Rev A 12.02.2021;
405_PROP_01 Rev A; 405_GS_01 Rev A; 405_GS_02 Rev A; 405_PROP_04
Rev A; 405_GE_01 Rev B; 405_EX_00; 405_EX_01; 405_EX_02;
405_EX_03; 405_EX_04; 405_EX_05; 405_EX_06; 405_EX_07; 405_EX_08;
405_PROP_01; 405_PROP_02; 405_PROP_03; 405_PROP_05;
405_PROP_06; 405_PROP_07; 405_PROP_08.

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, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new windows and doors (including jambs, head and cill), ventilation grills, external doors and railings;

b) Manufacturer's specification details of Portland stone;

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 permission:

The proposed infill extension would sit in between the existing three storey rear closet wing at the application site and neighbouring one at no. 3 Rothwell Street at basement level. This would be set back from the rear line of the closet wing and would have a glazed rear wall with thin frames and doors opening into the rear garden. The dimensions of the window panes would fit in with the

existing character of the existing windows and host building overall. The scale and proportion of the extension would be subordinate to the host building and wider terrace row; and the detailed design is considered to respect and preserve the character and architectural quality of the host building and wider terrace. The proposals would respect the historic plan form and no harm to the historic fabric would be caused as a result of the proposed works.

The building currently has a balcony at ground level with external staircase to the rear garden. The proposal would provide new metal railings and a staircase, with a simple design to fit in with the existing character. The proposed alterations would preserve the appearance of the host building, historic planform and fabric and therefore acceptable.

At basement level on the rear elevation of the closet wing the proposal includes removal of metal bars in front of the window which is welcomed. Window replacement is proposed for the upper floor and the existing door into the balcony would be replaced with a similar French door with period pattern, details of which would be secured by condition.

To front elevation the asphalt lined steps are proposed to be replaced in Portland stone, details of which would be secured by condition.

Internal alterations are proposed to all floors. The works are generally minor and relate to non-original partition walls and fittings, which do not hold heritage value. At basement level two bedrooms are proposed following removal of existing kitchen. The kitchen would be relocated at ground level which is accepted. At second floor a new bathroom is proposed in the rear room served by a new cast iron pipe. Overall, the proposed alterations would preserve the historic plan form and not cause harm to the historic fabric, which is accepted.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development is in general accordance with policy D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 2 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.
- 3 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.

- 4 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.

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