

Application ref: 2020/5099/L
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Date: 18 March 2021

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Hugh Cullum Architects Ltd
61b Judd Street
London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**10 Grand Union Walk
London
NW1 9LP**

Proposal:

Replacement and reconfiguration of first floor kitchen; replacement of block work and sliding glass screen of second floor back bedroom gallery with steel and glass balustrade. Drawing Nos: GUW10-E110 - Site Location Plan & Block Plan; GUW10-E111 - Existing First Floor Plan; GUW10-E120 - Existing Section A-A; GUW10-E122 - Existing Section C-C; GUW10-E143 - Existing Kitchen Plan & Elevations; GUW10-E151 - Existing Kitchen Photographs; GUW10-E212 - Existing Second Floor Plan; GUW10-P111 - Proposed First Floor Plan; GUW10-P120 - Proposed Section AA; GUW10-P122 - Proposed Section C-C; GUW10-P143 - Proposed Kitchen Plan & Elevations; GUW10-P212 - Proposed Second Floor Plan; Design and Access Statement; Heritage Statement.

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:

Heritage Statement

Design and Access Statement

GUW10-E110 - Site Location Plan & Block Plan

GUW10-E111 - Existing First Floor Plan

GUW10-P111 - Proposed First Floor Plan

GUW10-E120 - Existing Section A-A

GUW10-P120 - Proposed Section A-A

GUW10-E122 - Existing Section C-C

GUW10-P122 - Proposed Section C-C

GUW10-E143 - Existing Kitchen Plan & Elevations

GUW10-P143 - Proposed Kitchen Plan & Elevations

GUW10-E151 - Existing Kitchen Photographs

GUW10-E212 - Existing Second Floor Plan

GUW10-P212 - Proposed Second Floor Plan

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 The renovation of the kitchen is to be undertaken in the original spirit of Grimshaw's design (ie in white). The hanging rack, the exposed duct and the extraction fan which help define the High-Tech/ industrial character of the kitchen area are to be reinstated. The design of the new units are to replicate the appearance of the Grimshaw units as closely as modern units allow.

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 (delegated):

No.10 is one of a terrace of High-Tech style properties located over-looking the Grand Union Canal. The terrace, built 1986-88, forms part of a mixed-use scheme designs by Nicholas Grimshaw and Partners and marks a turning point in the career of Nicholas Grimshaw, one of the country's leading proponents of High-Tech architecture. The residential part of the scheme is listed Grade II on

account of its architectural interest as one of the few examples of High-Tech style applied to housing.

The housing offered Grimshaw his first opportunity to fit out a complete and relatively fixed interior. When each house was sold the new owner received an 'owners manual', complete with specifications, details of services and suppliers. Although the terrace has retained much of its external integrity, over time the interiors of the houses have been altered on an ad hoc basis, with some fittings and finishes being altered or replaced.

No.10 retains the original plan form and much of the original character but has undergone minor alterations, redecoration and upgrading of services. As with many of the houses the upper floor landing features the post-2003 roof access stairs with a glass access pavilion over. In addition the second floor mezzanine gallery has been enclosed with the removal of the original railing and the insertion of large aluminium framed sliding windows.

The existing kitchen units are a mix of original and replacement units. The cupboards and units (melamine-coated chipboard or MDF) are tired and in not good condition. The units themselves are not of intrinsic heritage value although the layout is of some interest as it represents the original intended configuration. The large extraction fan, hanging rack and exposed duct are distinctive elements that define the kitchen from the adjacent dining area and are a key part of the character of the kitchen and a feature that is consistent with the period and style of the building.

The replacement of the existing units is not considered to adversely affect the special interest of the listed terrace and as the proposed arrangement limits the replacement of tall units to the rear wall the open nature of the kitchen as part of the open plan form is thus respected.

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 2021 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer