

Application ref: 2020/5098/L  
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Date: 18 March 2021

**Development Management**  
Regeneration and Planning  
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Hugh Cullum Architects Ltd  
61b Judd Street  
London  
WC1H 9QT

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 of sanitary ware and fittings, installation of shower cubicles, plus upgrade of floor and wall finishes to ground floor and second floor bathrooms.

Drawing Nos: GUW10-E101 - Site Location Plan & Block Plan; GUW10-E110 - Existing Ground Floor Plan; GUW10-E112 - Existing Second Floor Plan; GUW10-E141 - Existing Ground Floor Bathroom Plan & Elevations; GUW10-E142 - Existing Second Floor Bathroom; GUW10-P110 - Proposed Ground Floor Plan; GUW10-P112 - Proposed Second Floor Plan; GUW10-P141 - Proposed Ground Floor Bathroom Plan & Elevations; GUW10-P142 - Proposed Second Floor Bathroom Plan & Elevations; GUW10-E150 - Existing Bathroom Photographs; 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:

Design and Access Statement

Heritage Statement

GUW10-E101 - Site Location Plan & Block Plan

GUW10-E110 - Existing Ground Floor Plan

GUW10-P110 - Proposed Ground Floor Plan

GUW10-E112 - Existing Second Floor Plan

GUW10-P112 - Proposed Second Floor Plan

GUW10-E141- Existing Ground Floor Bathroom Plan & Elevations

GUW10-P141 - Proposed Ground Floor Bathroom Plan & Elevations

GUW10-E142- Existing Second Floor Bathroom

GUW10-P142 - Proposed Second Floor Bathroom Plan & Elevations

GUW10-E150 - Existing Bathroom Photographs

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 bathrooms is to be undertaken in the original spirit of Grimshaw's design (ie in white). The layout and details are to be replicated 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.

It is considered that the refitting of the bathrooms and the replacement of both original and non-original sanitary wear, tiles and fitting - providing the work replicates the original spirit and layout of the bathrooms - will impact minimally on the overall architectural significance of the terrace.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer