

Application ref: 2020/0844/L
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Date: 28 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
17 Park Square East
London
NW1 4LH

Proposal:

Excavation of existing vaults, extension at ground floor level to provide a single storey rear extension, internal and external refurbishment in association with works of conversion from institutional use (sui generis) to residential (Class C3) to form a self-contained dwelling over basement, ground and upper storeys.

Drawing Nos: Existing Drawings: P_000; E_01; E_02; E_03; E_04; E_05; E_06; E_10; E_11; E_12; E_25; E_31.

Demolition Drawings: D_01; D_02; D_03; D_04; D_05; D_06; D_10; D_11; D_12; D_25; D_31.

Proposed Drawings: P_01A; P_02; P_03; P_04A; P_05A; P_06; P_10; P_11; P_12; P_25; P_31.

Supporting Documents: Covering letter dated 14/02/2020; Design and Access Statement dated February 2020; Planning Statement dated February 2020; Heritage Statement dated February 2020; Basement Impact Assessment May 2020 V2; Geotechnical Report on Ground Investigation; Phase 1 Preliminary Assessment; Construction Method Statement dated 3 June 2020; Structural Drawings file; Flood Risk Assessment Rev C; Acoustic Assessment Rev 1 dated 15/04/2020; Sustainability Statement Rev C dated 14/02/2020; Letter ref. 81568/IM/LAT/jdp dated 14/02/2020;

Construction Management Plan pro forma; Assessment; Archaeological Desk-based Assessment; Photographic Survey dated February 2020.

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:

Existing Drawings: P_000; E_01; E_02; E_03; E_04; E_05; E_06; E_10; E_11; E_12; E_25; E_31.

Demolition Drawings: D_01; D_02; D_03; D_04; D_05; D_06; D_10; D_11; D_12; D_25; D_31.

Proposed Drawings: P_01A; P_02; P_03; P_04A; P_05A; P_06; P_10; P_11; P_12; P_25; P_31.

Supporting Documents: Covering letter dated 15/04/2020; Design and Access Statement dated February 2020; Planning Statement dated February 2020; Heritage Statement dated February 2020; Construction Method Statement, dated 3 June 2020; Structural Drawings file; Archaeological Desk-based Assessment; Photographic Survey dated February 2020.

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 Prior to commencement of the relevant part of works, 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) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new doors (internal and external) at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
- d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- e) Samples and/or manufacturer's details of all new facing materials (to be provided on site and retained on site during the course of the works).
- f) Details of all new service runs
- g) Details of replacement steps

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 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).
- 2 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.
- 3 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.
- 4 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.

- 5 This consent includes the lateral subdivision (openings in the party walls) between nos. 17 and 18 (Diorama) at second and third floor levels and the change of use of space within no. 18 (Diorama) to residential. If the approved residential use at no. 17 ever ceases, an investigation must take place to revert the party walls back into their previous position and use of these spaces be given back to no. 18 (Diorama).

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.

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