

Application ref: 2021/2299/L
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Date: 11 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Hugh Cullum Architects Ltd
61b Judd Street
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Grand Union Walk
London
NW1 9LP

Proposal:
Installation of decking and additional railings to existing rooftop terrace and associated internal alterations.

GUW09-E001(_); GUW09-E010(_); GUW09-E011(_); GUW09-E012(_); GUW09-E013(_); GUW09-E020(_); GUW09-E021(_); GUW09-E022(_); GUW09-E030(_); GUW09-E031(_); GUW09-P010(_); GUW09-P011(_); GUW09-P012(_); GUW09-P013(_); GUW09-P020(_); GUW09-P021(_); GUW09-P022(_); GUW09-P030(_); GUW09-P031(_); GUW09-P040(_); GUW09-P041(_);

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:

GUW09-E001(_); GUW09-E010(_); GUW09-E011(_); GUW09-E012(_);
GUW09-E013(_); GUW09-E020(_); GUW09-E021(_); GUW09-E022(_);
GUW09-E030(_); GUW09-E031(_); GUW09-P010(_); GUW09-P011(_);
GUW09-P012(_); GUW09-P013(_); GUW09-P020(_); GUW09-P021(_);
GUW09-P022(_); GUW09-P030(_); GUW09-P031(_); GUW09-P040(_);
GUW09-P041(_);

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.

Grand Union Walk is a Grade II listed terrace of ten houses and two flats dating from 1986-88 by Nicholas Grimshaw and Partners. It is principally listed for its architectural interest as one of the few examples of High-Tech style applied to housing. It also lies within Regents Canal Conservation Area.

Externally the only change proposed is the introduction of timber decking to the existing roof terrace and the provision of an additional section of railings around existing rooflights. The decking and railings will match that already implemented (pre- listing) on the other neighbouring properties in the terrace and therefore maintains the uniformity of the group.

Internally the works restore the building back closer to its original layout through the removal of a partition on the first floor to create a more open plan space. On the second floor the original gallery has been enclosed in the past with a partition which is to be replaced with a glazed screen which will help restore the original sense of openness on this level. All other works involve the replacement of finishes which contribute little to the special interest of the listed building.

The proposed works will preserve the special interest of the listed building and therefore it is recommended that the application is approved.

The application was advertised by means of a site notice and press notice and

Regent's Canal CAAC consulted. No responses were received as a result of this.

The planning history of the site has been taken into account when coming to this decision.

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

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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.

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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer