

Application ref: 2021/2231/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Carriage Row
Offices And Premises At 1st Floor
163 Eversholt Street
London
NW1 1BU

Proposal:

Internal and external alterations associated with refurbishment of first floor and mezzanine office including new air handling unit at basement level and replacement louvres to Eversholt Street windows at lower ground floor level.

Drawing Nos: 378(GA)202 PL1, 378(GA)203 PL1, 378(GA)201 PL1, 378(GA)200 PL1, 378(GA)300 PL1, 378(GA)102 PL1, 378(GA)100 PL1, 378(GA)101 PL1, 378(GA)099 PL1, 378(EX)300 PL1, 378(EX)201 PL1, 378(EX)202 PL1, 378(EX)102 PL1, 378(EX)200 PL1, 378(EX)100 PL1, 378(EX)101 PL1, 378(EX)099 PL1, 378(SP)101 PL1, 378(OS)001, 378(RCP)100 PL1, 378(RCP)101 PL1, 378(ID)101 PL1

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: 378(GA)202 PL1, 378(GA)203 PL1, 378(GA)201 PL1, 378(GA)200 PL1, 378(GA)300 PL1, 378(GA)102 PL1, 378(GA)100 PL1, 378(GA)101 PL1, 378(GA)099 PL1, 378(EX)300 PL1, 378(EX)201 PL1, 378(EX)202 PL1, 378(EX)102 PL1, 378(EX)200 PL1, 378(EX)100 PL1, 378(EX)101 PL1, 378(EX)099 PL1, 378(SP)101 PL1, 378(OS)001, 378(RCP)100 PL1, 378(RCP)101 PL1, 378(ID)101 PL1

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 The current proposal seeks consent for the installation of a new air handling unit (AHU) in the basement to replace the existing, including replacement of existing acoustic louvers to the Eversholt Street elevation of the building. The application also proposes a series of internal alterations at first floor level including: Removal of non-original partition walls, replacement lighting and WC fixtures and fittings and enlargement of existing first floor mezzanine level.

The proposed internal alterations are considered minor in scale and would largely entail the replacement of existing modern lighting and WC fixtures and fittings. The removal of the existing radiators at first floor level and the removal of partition walls to the western side of the building would not result in a loss of historic fabric and would not harm the original plan form and layout of the host building. As such, the proposed internal works are considered acceptable and would not cause harm to the special interest and historic significance of the listed building.

The proposed works would have a very limited impact on the external appearance of the host building as they are largely confined to the internal envelope of the building. The proposed external alterations relate to the replacement of the existing louvres to the lower ground floor windows located on the south-eastern corner of the building, which are in a poor state of repair, with like-for-like replacements. These works are considered to represent a minor alteration that would not cause harm to the historic significance of the listed building and character of the wider area.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to 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 Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.

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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer