

Application ref: 2021/0831/L
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Date: 2 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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www.camden.gov.uk/planning

Archplan
1 Millfield Place
London
N6 6JP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

118 St Pancras Way
London
NW1 9NB

Proposal:

Lowering and rear extension of basement, alterations to existing rear extension and erection of glazed walling/roof at ground floor level above proposed rear basement extension.

Drawing Nos: Location Plan PW/20, PW01, PW02, PW03, PW04, PW06, PW07, PW08, PW10, PW11, PW12, PW13, PW14, PW15, PW16
Listed Building/Heritage and Design & Access Statement
Basement Impact Assessment (and Ground Movement Assessment) (079558-CUR-XX-RP-GE-ZZ-02 Rev 2 - Curtins 19/08/2021)

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 drawings/documents:

Location Plan PW/20, PW01, PW02, PW03, PW04, PW06, PW07, PW08, PW10, PW11, PW12, PW13, PW14, PW15, PW16
Listed Building/Heritage and Design & Access Statement
Basement Impact Assessment (and Ground Movement Assessment) (079558-CUR-XX-RP-GE-ZZ-02 Rev 2 - Curtins 19/08/2021)

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 Before the relevant part of the work is begun, 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) Details including drawings at 1:20 of all new windows and doors

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting consent:

118 St Pancras Way is a Grade II Listed building, as part of the terrace of listed dwellings and shop units that run from 108 to 132 (even nos.) St Pancras Way.

The proposed works to the property are restricted to basement level and comprise minor internal reconfiguration works and the erection of a visually lightweight crittal framed conservatory style extension.

The proposed internal works retain the legibility of the original floorplan and minimise opening up works to the rear through the retention of nibs. The lowering of the ground retains the vertical hierarchy of the building- the basement level will still have a smaller floor to ceiling height than the floors

above. The existing outbuilding was largely rebuilt under the 2009 approval, however it remains important in its legibility as an ancillary structure; to retain this relationship, the outbuilding is retained with the glazed element infilling the gap. It is noted that there is a varied character to the rear of the buildings in the group, and the proposed conservatory structure has a lightweight, subordinate appearance, allowing the historic rear elevation to remain the most dominant element. A condition to secure full details of new windows and doors is attached in the interests of the architectural and historic character of the Listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

It is considered that the works serve to preserve the significance of the listed building and the character and appearance of the wider conservation area, in compliance with policy D2 of the Camden Local Plan 2017.

- 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.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer