

Application ref: 2021/3845/L
Contact: Antonia Powell
Tel: 020 7974 2648
Email: Antonia.Powell@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr. Duncan Chiah
Flat 6
47 Linden Gardens
London
W2 4HQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
52 Oakley Square
London
NW1 1NJ

Proposal:
Alterations to lower ground floor including removal of section of masonry and late 20th century joinery.
Drawing Nos:
A 100 Location plan;
A 101 Site plan;
A 150 Currently approved proposed plan;
A 050 Currently approved demolition;
A 150 New proposed plan;
A 050 New proposed demolition plan;
Design and Access 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:

A 100 Location plan;
A 101 Site plan;
A 150 Currently approved proposed plan;
A 050 Currently approved demolition;
A 150 New proposed plan;
A 050 New proposed demolition plan;
Design and Access Statement.

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 No. 52 Oakley Square is listed Grade II and was built as a vicarage for St Matthew's Church which was situated immediately to the north-east of the vicarage. Both the church and vicarage were designed by the architect John Johnson, who is best known for his designs for Alexandra Palace in north London. The Survey of London dates the completion of the vicarage to 1871. The single-storey wing situated at the northeast corner of the main elevation was extended to two storeys between 1892 and c. 1908. The principal elevation of the vicarage features neo-Gothic detailing, including polychromatic brickwork and sharply pitched roof gables. The design of the building closely reflects the former St Matthew's church, which was demolished in 1980 due to extensive bomb damage during the Second World War.

During the later part of the 20th century substantial works were carried out to the interior of the former vicarage.

This application relates to minor changes to the approved scheme: Planning Consent 2021/1130/P and Listed Building Consent 2021/1994/L which were approved on the 2nd June 2021.

The proposed works involve a modest amount of demolition in the basement to better reveal the original chimney breast where the house range would once have been. Wall nibs and downstand are to be retained to show the original floor plan.

A substantial amount of strengthening steel work and facsimile joinery were introduced in the late 20th century by the previous owner. Much of the later joinery is stained ply and is not considered to be of sufficient quality to be of significance. The removal of this joinery is not thought to be contentious.

This application originally involved decorative lighting to the front elevation. Officers had concerns about the visual impact and the Camden Town Conservation Area Advisory Committee objected to this part of the application. Subsequently the applicant confirmed that this part of the scheme was withdrawn. The associated Planning Consent application was also withdrawn as it related only to the external lighting scheme.

No comments were received as a result of the public consultation through a press notice and a site notice.

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 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 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).
- 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 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.

- 6 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.

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



Daniel Pope
Chief Planning Officer