

Application ref: 2019/4759/L
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Date: 14 October 2021

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:

**16 Cleveland Street
London
W1T 4HX**

Proposal:

External and internal works, including replacement of existing basement door on the rear elevation with a new door, installation of external lighting on ground floor front elevation, removal and replacement of entry phone system on the ground floor front elevation and removal and replacement of security alarm to first floor level on the front elevation, installation of secondary glazing, new built-in joinery, new door opening in hallway, new doors, new hearth and surround at second floor level and reinstatement of the original wall of the utility room at third floor level, all in association with the conversion of 2 flats into a dwelling house.

Drawing Nos: Existing plans: 548.(1).0. 000; 0.001 rev C; 0.002 rev D; 0.003 rev C; 0.004 rev B; 0.005 rev C; 0.006 rev C; 0.007 rev C.

Proposed plans: 548.(1).1.1. 001 rev B; 1.002 rev C; 1.003 rev B; 1.004 rev A; 1.005 rev A; 2.001 rev E; 3.001 rev C; 4.001 rev C; 4.002 rev A; 6.001 rev A; 6.002 rev A; 6.003 rev C; SK.001; Extract from Select A Glaze relating to Horizontal Sliding Series 20 Slimline windows; Design and Access Statement (548-CLE-009 Revision B) dated February 2020 prepared by Lipton Plant Architects.

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 plans: 548.(1).0. 000; 0.001 rev C; 0.002 rev D; 0.003 rev C; 0.004 rev B; 0.005 rev C; 0.006 rev C; 0.007 rev C. Proposed plans: 548.(1).1.1. 001 rev B; 1.002 rev C; 1.003 rev B; 1.004 rev A; 1.005 rev A; 2.001 rev E; 3.001 rev C; 4.001 rev C; 4.002 rev A; 6.001 rev A; 6.002 rev A; 6.003 rev C; SK.001; Extract from Select A Glaze relating to Horizontal Sliding Series 20 Slimline windows; Design and Access Statement (548-CLE-009 Revision B) dated February 2020 prepared by Lipton Plant Architects.

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 The proposed entry phone system hereby approved shall be surface mounted and its installation shall involve no loss of historic timber from the shopfront, pilasters and door surrounds.

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 consent-

A number of amendments have been sought to the scheme during the course of the application. Various elements have been omitted including CCTV cameras at basement and ground floor levels on the front elevation, and an air vent on the front elevation as they were considered unacceptable on the historic building due to additional clutter.

The proposal would include the relocation of an existing unauthorised security alarm which is currently located on the existing fascia on the front façade. It would be relocated to the first floor above the fascia. This would be considered

an acceptable location for the security alarm as its new location would now respect the historic fascia.

Two new external surface mounted up-and-down wall lights would be installed on the door frames of the two entrance doors. They would be dark grey powder coated aluminium fittings. Due to their size, location and design, the light fittings would ensure that the ground floor front elevation would remain uncluttered in its appearance and would be considered acceptable. There are 2 existing entry phones on the front elevation of the building. They do not appear to have been granted listed building consent. The proposal has been revised during the course of the application to remove the existing entry phones and replace them with only 1 entry phone panel (the original submission included 2). The details of the entry phone have been submitted and it would be surface mounted. Due to its size, location and design, the entry phone would not harm the architectural significance of the building and would be considered acceptable. A condition would be attached to ensure that the entry phone would be surface mounted and there would be no loss of timber from the historic shopfront.

The replacement of the basement door on the rear elevation with a new timber framed single panel glazed door would be considered acceptable.

The proposal has been revised during the course of the application to remove secondary glazing from the ground floor front window and windows on the rear elevation. Secondary glazing would be installed in the first and second floor windows. Due to the noise from the busy street this is considered acceptable. The details as submitted are considered appropriate and would not harm the historic fabric of the listed building.

Details of the new built in joinery, new door opening in hallway, new doors, and new hearth and surround at second floor level are all considered acceptable. The wall of the utility room at third floor level had been constructed over the staircase and was considered harmful to the spatial qualities of the original stair. The scheme has been revised to include the reinstatement of the original wall of the utility room at third floor. An informative would be attached to ensure that these works are carried out within 9 months of the decision.

The alterations will not harm the appearance and special interest of this listed building. 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 2013.

The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

2 ENFORCEMENT ACTION TO BE TAKEN

Please note that unauthorised external and internal works have already been carried out at the property. Unless the approved works are carried out within nine months of the date of this permission, the Council may take enforcement action to ensure the reinstatement works and works of making good are carried out. An enforcement case will be opened to follow up on this consent and to ensure this is complied with.

- 3 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 grey rectangular background.

Daniel Pope
Chief Planning Officer