

Application ref: 2021/3733/L
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Development Management
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Bridges Associates Architects LLP
53 Rawstorne Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

10 Regent's Park Road
London
NW1 7TX

Proposal:

Fire safety upgrade, 2 CCTV cameras, renovation/replacement of roof substrate, rooflights, rooftop clerestory windows, access hatch and rooftop plant (kitchen extract ductwork) and minor alterations to roof including provision of safety rails.

Drawing Nos: J1168: -01 (Site & Location Plan), -1 2021-07-02 (Covering Letter), -01 2021-07-02 (design, Access & Heritage Statement), 2 0000 (Existing roof plan, sections and front elevation), 874 SKM01 P1 (Roof Level Kitchen Extract Ductwork), -02 (Proposed Drawing Set (Roof plan/sections, front elevation, Fire Safety measures ground - 4th floors, roof details (detailed sections, details, hatch, internal doors), 206-0306 R01-0 21.06.30 Plant Noise Assessment Report

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings:

J1168: -01 (Site & Location Plan), -1 2021-07-02 (Covering Letter), -01 2021-07-02 (design, Access & Heritage Statement), 2 0000 (Existing roof plan, sections and front elevation), 874 SKM01 P1 (Roof Level Kitchen Extract Ductwork), -02 (Proposed Drawing Set (Roof plan/sections, front elevation, Fire Safety measures ground - 4th floors, roof details (detailed sections, details, hatch, internal doors), 206-0306 R01-0 21.06.30

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 Prior to the replacement of the clerestory windows on the roof (Proposed Roof Plan - P03 and Proposed Section AA - P02), photographic evidence will be submitted and approved by the Council to demonstrate that the existing windows cannot be repaired.

Reason: In the interests of the architectural and historic merits of the Listed Building in accordance with policy D2 (Heritage) of the LB Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent

Listed Building Consent is sought for 10 Regent's Park Road. The building was designed by Ernő Goldfinger. It is Grade II listed and is in the Primrose Hill Conservation Area.

The works for which Listed Building Consent is sought include fire safety upgrades to the doors of the flats, ductwork fire safety upgrades, the installation of smoke sensors, replacement LED light fittings, the installation of two CCTV cameras, the replacement of rooflights, a roof access hatch, replacement kitchen extract ductwork on the roof, refurbishment of clerestory windows on the roof, replacement of the roof substrate and provision of safety rails.

Features which are unique to the apartment block such as the central staircase, internal metal doorframes, the bi-directional folding door between the

kitchen and the living room in some flats, the polycarbonate flat letters and numbers identify units on the communal stair, the original paint scheme should be retained and where necessary repaired/refurbished.

Flat owners are encouraged to reinstate/repair significance elements that have been lost or damaged as part of the general refurbishment of the building.

With respect to the architectural and historic merits of the Listed Building, it should be noted that the roof is of standard construction and appears to utilise commonplace elements. The roof covering (which has failed), the rooflights, roof lantern and access hatch are functional elements which are part of the building but not identified as major contributors to its significance. The repair/up-grading of the roof is supported. There are also design issues with the roof and thus the increase in the fall of the parapet gutter is also supported as is the redesign of the roof access hatch which in its current form is dangerous.

The current kitchen extraction system is considered a utilitarian part of the building and not a major contributor to its significance although an integrated system incorporation into the design of the building is novel. The replacement of the existing system has the advantage of reducing its visibility at roof level.

The Conservation Area Advisory Committee note that the frame of the clerestory window should be investigated at an early stage to ensure that they can be repaired and do not require to be replaced. A condition is recommended accordingly.

The addition of wireless fire detection system components will ensure that no damage is caused to original walls or ceilings to hide cabling.

All new work to improve the fire compartmentation of the single access stair, such as replacing door leaves, access hatches and partitions with fire rated equivalents, will match existing original work in terms of the choice of materials, method of construction and finished appearance/colour. The emergency lights will be fitted to the original fittings and they will not alter their appearance.

The Council's Listed Buildings Officer is sympathetic to the need for the CCTV cameras and the proposed positioning of these, on the underside of the entrance canopy and within the entrance hall, would be sympathetic to the architectural and historic merits 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.

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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 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 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



Daniel Pope
Chief Planning Officer