

Application ref: 2021/2133/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Cecil Sharp House
2 Regent's Park Road
London
NW1 7AY

Proposal:

Refurbishment and re-configuration of cafe and bar areas and amalgamation of archive room and classroom. Upgrade to services/facilities within kitchen and provision of new mechanical plant on roof including: PV panels (25), Air Source Heat Pump, Air Heating Unit and kitchen extract fan. Refurbishment or replacement of various windows and doors. Repair and refurbishment of maypole, brick walls and railings and provision of additional external lighting and external landscaping.

Drawing Nos: DWG_050 Existing Site Plan; DWG_100 Existing Site Plan; DWG_2B1 Existing GA Basement Plan; DWG_200 Existing GA Ground Floor Plan; DWG_201 Existing GA First Floor Plan; DWG_202 Existing GA Second Floor Plan; DWG_203 Existing GA Roof Plan; DWG_300 Existing Section AA; DWG_301 Existing Section BB; DWG_400 Existing North Elevation; DWG_401 Existing East Elevation; DWG_402 Existing South Elevation; DWG_403 Existing West Elevation; DWG_500 Existing Layout Plan Café; DWG_501 Existing Layout Plan Kitchen; DWG_502 Existing Layout Plan Storeroom; DWG_503 Existing Layout Plan Plant Room; DWG_504 Existing Layout Plan Old Bar; DWG_505 Existing Layout Plan WC Mens and Disabled; DWG_600 Existing Layout Elevation Café; DWG_601 Existing Layout Elevation Kitchen; DWG_602 Existing Layout Elevation Storeroom; DWG_1100 Proposed Site Plan; DWG_12B1 Proposed GA Basement Plan; DWG_1200 Proposed GA Ground Floor Plan; DWG_1201 Proposed GA First Floor Plan; DWG_

1202 Proposed GA Second Floor Plan; DWG_ 1203 Proposed GA Roof Plan; DWG_ 1300 Proposed Section AA; DWG_ 1301 Proposed Section BB; DWG_ 1400 Proposed North Elevation; DWG_ 1401 Proposed East Elevation; DWG_ 1402 Proposed South Elevation; DWG_ 1403 Proposed West Elevation; DWG_ 1500 Proposed Layout Plan Café; DWG_ 1501 Proposed Layout Plan Kitchen; DWG_ 1502 Proposed Layout Plan Storrow; DWG_ 1503 Proposed Layout Plan Plant Room; DWG_ 1504 Proposed Layout Plan Old Bar+WCs; DWG_ 1600 Proposed Layout Elevation Café; DWG_ 1601 Proposed Layout Elevation Kitchen; DWG_ 1602 Proposed Layout Elevation Storrow; Cecil Sharp House Planning D&A Statement (Rev A) (November 2021); Schedule of Works (Rev B) (09.11.21); Environmental Noise and Impact Assessment (January 2021); ENERGY AUDIT OBSERVATIONS AND RECOMMENDATIONS.

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:

DWG_050 Existing Site Plan; DWG_100 Existing Site Plan; DWG_ 2B1 Existing GA Basement Plan; DWG_ 200 Existing GA Ground Floor Plan; DWG_ 201 Existing GA First Floor Plan; DWG_ 202 Existing GA Second Floor Plan; DWG_ 203 Existing GA Roof Plan; DWG_ 300 Existing Section AA; DWG_ 301 Existing Section BB; DWG_ 400 Existing North Elevation; DWG_ 401 Existing East Elevation; DWG_ 402 Existing South Elevation; DWG_ 403 Existing West Elevation; DWG_ 500 Existing Layout Plan Café; DWG_ 501 Existing Layout Plan Kitchen; DWG_ 502 Existing Layout Plan Storrow; DWG_ 503 Existing Layout Plan Plant Room; DWG_ 504 Existing Layout Plan Old Bar; DWG_ 505 Existing Layout Plan WC Mens and Disabled; DWG_ 600 Existing Layout Elevation Café; DWG_ 601 Existing Layout Elevation Kitchen; DWG_ 602 Existing Layout Elevation Storrow; DWG_ 1100 Proposed Site Plan; DWG_ 12B1 Proposed GA Basement Plan; DWG_ 1200 Proposed GA Ground Floor Plan; DWG_ 1201 Proposed GA First Floor Plan; DWG_ 1202 Proposed GA Second Floor Plan; DWG_ 1203 Proposed GA Roof Plan; DWG_ 1300 Proposed Section AA; DWG_ 1301 Proposed Section BB; DWG_ 1400 Proposed North Elevation; DWG_ 1401 Proposed East Elevation; DWG_ 1402 Proposed South Elevation; DWG_ 1403 Proposed West Elevation; DWG_ 1500 Proposed Layout Plan Café; DWG_ 1501 Proposed Layout Plan Kitchen; DWG_ 1502 Proposed Layout Plan Storrow; DWG_ 1503 Proposed Layout Plan Plant Room; DWG_ 1504 Proposed Layout Plan Old Bar+WCs; DWG_ 1600 Proposed Layout Elevation Café; DWG_ 1601 Proposed Layout Elevation Kitchen; DWG_ 1602 Proposed Layout Elevation Storrow; Cecil Sharp House Planning D&A Statement (Rev A) (November 2021); Schedule of Works (Rev B) (09.11.21); Environmental Noise and Impact Assessment (January 2021); ENERGY AUDIT OBSERVATIONS AND

RECOMMENDATIONS.

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 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 before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new doors at a scale of 1:10 and where relevant typical moulding and architrave details at a scale of 1:1.
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
 - c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
 - d) Plan, elevation and section drawings of the new canopy above the main entrance at a scale of 1:10, including manufacturer's details of materials to be used.
 - e) Details of service runs and ductwork for the relocated bathrooms and kitchen, demonstrating the relationship of new pipework with existing.

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 listed building consent:

Cecil Sharp House (CSH) by H.M. Fletcher, built in 1929-30, is the headquarters of the English Folk Dance and Song Society (EFDASS). The building was partly rebuilt in 1949-51 following war damage. The building, which is Grade II listed, is Neo-Georgian in style, constructed in brown brick with a hipped tiled roof.

The proposal for refurbishment and general up-grade, includes the following:

- (i) Amalgamation and improvement of the bar and cafe areas
- (ii) Relocation of the kitchen and enhancement of facilities
- (iii) Amalgamating one of the archive rooms with the adjacent classroom. The archive room is to be relocated to the north façade
- (iv) Upgrading the mechanical and electrical installations to reduce climate impact (including the installation of an Air Source Heat Pump, an Air Heating

Unit and kitchen extract fan on the roof)

(v) External works including the siting of 25 low-incline photovoltaic panels on the flat section of the roof, the installation of sliding front doors to replace the current swing doors, additional lighting to highlight the entrance at night, rationalising the building's signage, refurbishment works to the maypole in the public space at the front of the building, repair work to the brick walls damaged by tree roots, refurbishment of the Crittall windows, repair and repainting of the cast iron railings and general landscaping of the site.

The original scheme was not well received as it was considered to cause harm to the architectural significance of the building.

The revised/current proposal was developed following meetings and discussions with both the CAAC and the LPA and is now considered to address the points of concern.

The external lighting scheme and repairs/refurbishment of the walls, railings, maypole and Crittall windows would preserve the architectural and historic character of the listed building and its heritage significance.

At roof-top level the air-handling plant for servicing the kitchen would be sited as far back as possible on the north west lower section of the flat roof. In this position the units are mostly screened from view from the public realm by the existing parapet wall. The AHU condensers are to be located behind railings on the flat roof outside the kitchen on the least visible north west elevation of the building. The (25) low-incline photovoltaic panels are to be sited on the middle section of the flat roof where they remain hidden from view from the public realm by the parapet wall. The locations of the plant is not considered to harm to the architectural or historic merits of the listed building.

The internal arrangement of rooms with CSH has been subject to a certain amount of reconfiguration in the past. The current proposal is driven by the wishes of the EFDASS to continue to provide a functional and environmentally sensitive space and it is not considered to cause harm to either the historic or architectural significance of the building.

Statutory consultation was undertaken on the application (site notice and press advertisement). The Primrose Hill Conservation Area Advisory Committee have given support to the proposals in their response.

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 London Plan 2021 and the National Planning Policy Framework 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer