

Application ref: 2021/5584/L
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 31 January 2022

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

HEAT Architecture Ltd
86-90 Paul Street
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**31 Steele's Road
London
NW3 4RE**

Proposal:

Erection of single storey extension to rear of existing side extension; replacement of existing upper ground floor side; replacement of lower ground floor rear doors and first floor rear timber balustrades to match existing; installation of new and replacement guttering and downpipes; various internal works, including reconfiguration of layout at lower ground and first floor levels; reinstatement of upper ground floor fireplace; installation of new timber flooring at lower and upper ground floor levels; removal of modern decorative features throughout; renewal services (amendment to listed building consent reference 2019/0239/L, dated 07/11/2019)

Drawing Nos: 000 Rev C; 001; 002 Rev C; 003 Rev A; 004;005; 006; 007; 008; 009; 010; 011 Rev A; 012, 013 Rev E; 014 Rev D; 015 Rev D; 016; 017 Rev D; 018 Rev A; 019 Rev E; 020 Rev A; 021 Rev E; 022 Rev A; 023 Rev E; 040; PJA/9899/ME1 Rev A; PJA/9899/ME2 Rev A; PJA/9899/ME3 Rev A; PJA/9899/ME4 Rev A; SSK-100 Rev P4; SSK-101 Rev P2; SSK-102 Rev P1; SSK-400; SSK-401; SSK-402; SSK-403; Design & Access Statement (undated); Heritage Statement, dated December 2018; M&E Services Blueprint, dated July 2019; Structural Appraisal Report, dated 3 July 2019; Cover letter, dated 14 November 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 plans: 000 Rev C; 001; 002 Rev C; 003 Rev A; 004;005; 006; 007; 008; 009; 010; 011 Rev A; 012, 013 Rev E; 014 Rev D; 015 Rev D; 016; 017 Rev D; 018 Rev A; 019 Rev E; 020 Rev A; 021 Rev E; 022 Rev A; 023 Rev E; 040; PJA/9899/ME1 Rev A; PJA/9899/ME2 Rev A; PJA/9899/ME3 Rev A; PJA/9899/ME4 Rev A; SSK-100 Rev P4; SSK-101 Rev P2; SSK-102 Rev P1; SSK-400; SSK-401; SSK-402; SSK-403; Design & Access Statement (undated); Heritage Statement, dated December 2018; M&E Services Blueprint, dated July 2019; Structural Appraisal Report, dated 3 July 2019; Cover letter, dated 14 November 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 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (including a sample panel to show colour, texture, face bond and pointing) to be provided on site.

b) Details of new fireplace(s)

c) A method statement for the lifting of the floorboards.

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 Policy D2 of the London Borough of Camden Local Plan 2017.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 5 All new rainwater goods shall be cast-iron and painted black and the sectional profile for the rainwater gutters shall match the original rainwater gutters.

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 is sought for the erection of a single storey extension to the rear of the existing side extension; the replacement of the existing upper ground floor side balcony; the replacement of the lower ground floor rear doors and first floor rear timber balustrades to match existing; installation of new and replacement guttering and downpipes; various internal works, including reconfiguration of layout at lower ground and first floor levels; reinstatement of upper ground floor fireplace; installation of new timber flooring at lower and upper ground floor levels; removal of modern decorative features throughout; renewal services. These works have already been granted consent, pursuant to listed building consent reference 2019/0239/L, dated 07/11/2019, which remains extant until 07/11/2022. This application seeks to amend the approved proposal, with changes at lower ground floor level only.

The changes relate to internal partition walls at lower ground floor level to create bathrooms, storage and circulation space. The proposed revisions are closer to the historic layout of the building than the previously consented scheme and therefore preserve a better sense of the original planform and circulation, which is welcomed.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to 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 2013.

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 provisions of the National Planning Policy Framework 2021.

- 2 This application effectively amends the listed building consent reference 2019/0239/L, dated 07/11/2019. You are advised to submit a non-material amendment application to amend the associated planning permission reference 2018/6056/P, dated 07/11/2019, so that the consents / permissions

align.

- 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.
- 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