

Application ref: 2021/5320/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 1 February 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

Duncan Woodburn RIBA
Second floor studio
28 Poland Street
London
W1F 8QP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Elm Row
London
NW3 1AA

Proposal:

Internal and external alterations involving works of repair and re-organisation of services, installation of double glazing to all rear windows and 3 front dormer windows, enlargement of one lower ground floor kitchen window, installation of rooflight in flat roof and two air-source heat pumps within louvred enclosure on roof.

Drawing Nos: Design and access statement 003; 204; 203; 202; 201; 200-A; 103; 102; 101; 100; 033-A; 032; 031-A; 030-B; 021-A; 23; 020; 019; 018; 017; 016; 015; 014; 013; 012; 011; 010; Noise Assessment 17263-NIA-01.

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: Design and access statement 003; 204; 203; 202; 201; 200-A; 103; 102; 101; 100; 033-A; 032; 031-A; 030-B; 021-A; 23; 020; 019; 018; 017; 016; 015; 014; 013; 012; 011; 010; Noise Assessment 17263-NIA-01.

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 Reasons for granting consent-

The proposal involves general repair work, a re-organisation of the internal services, insulation and fire-proofing to the main fabric of the building and minor alterations to the internal layout.

The removal of the various areas of boxing will enhance the listed building.

The fireplaces are not original and in most cases they are not visually attractive. The installation of historically appropriate fireplaces and surrounds will enhance the visual appearance of the principal rooms.

The openable glazed rooflight at the top of the stairwell would not harm the special historic interest of the listed building. The new layout to the second floor rear bathroom, and enlarged dressing room door to the external terrace on the third floor are acceptable and would retain the plan form and historic fabric of the listed building.

The two mechanical ventilation heat recovery (MVHR) units at the rear lower ground floor and in the pitched roof above the second-floor bathroom would not have a harmful impact on the listed building as a result of their scale and location.

All radiators are removed and replaced with a wet underfloor heating system. The proposed system uses flat metal panels placed directly over joists, with the floor finish laid over. This returns the rooms to a state close to their original appearance and removes unsightly bulkheads and visible pipework. The internal linings of the building are not original, so there would not be any loss of original historical fabric. The central heating on the lower ground floor will have no effect on the visual appearance of the rooms except for a minor change to the finish and height.

The existing kitchen window would be replaced with a new, larger window to match the other windows at this level. The loss of the existing window is acceptable as it dates from 20th century. The replacement would be made from hardwood.

It is proposed that the current cold water tanks on the roof are to be removed and rebuilt as housings for a pair of air-source heat pumps. The housings will be approximately 200mm higher than the current tanks. The housings are adjacent to the chimneys which is set back from the front roof edge and thus would not be visible from the public realm.

The casement and sash windows to the rear elevation and the three dormers at the front would be fitted with double glazing. Where existing glazing bars prevent the installation of double glazing, the single glazing will be retained. The addition of double glazing to these windows is acceptable.

Overall the internal and external alterations are acceptable and would preserve the special interest, fabric and appearance of the listed building.

The site's planning history has been taken into account when making this decision. No objections were received to the listed building alterations following consultation procedures.

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.

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.

- 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.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer