

Application ref: 2021/5020/L
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Date: 18 February 2022

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Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

30 Leighton Road
London
NW5 2QE

Proposal:

Internal and external refurbishment/reconfiguration works including replacement mezzanine and partitions, rear infill extension, window replacement/refurbishment, external plant and other works.

Drawing Nos: 2109-KW-P1-DR-02-01, 2109-KW-P1-DR-03-01, 2109-KW-P1-DR-01-01, 2109-KW-P1-DR-01-02, 2109-KW-P1-DR-11-01, 2109-KW-P1-DR-12-01 rev02, 2109-KW-P1-DR-13-01 rev01, 2109-KW-P1-DR-11-02, 2109-KW-P1-DR-12-02, 2109-KW-P1-DR-13-02, 2109-KW-P1-DR-11-03, 2109-KW-P1-DR-12-03 rev01, 2109-KW-P1-DR-13-03 rev01, 2109-KW-P-DR-3101, 2109-KW-P-DR-3201 rev01, 2109-KW-P-DR-3301 rev02, 2109-KW-P-DR-3102, 2109-KW-P-DR-3202, 2109-KW-P-DR-3302, 2109-KW-P-DR-3103, 2109-KW-P-DR-3203 rev01, 2109-KW-P-DR-3303 rev01, 2109-KW-P-DR-3104, 2109-KW-P-DR-3204, 2109-KW-P-DR-3304, 2109-KW-P-DR-3105, 2109-KW-P-DR-3205, 2109-KW-P-DR-3305, 2109-KW-P-DR-2101, 2109-KW-P-DR-2201 rev01, 2109-KW-PR-DR-2301, 2109-KW-P-DR-2102, 2109-KW-P-DR-2202 rev01, 2109-KW-PR-DR-2302 rev01, 2109-KW-P-DR-2103, 2109-KW-P-DR-2203, 2109-KW-PR-DR-2303, 2109-KW-PR-DR-2104, 2109-KW-PR-DR-2204, 2109-KW-PR-DR-2304, 2109-KW-PR-DR-2105, 2109-KW-PR-DR-2205, 2109-KW-PR-DR-2305, 2109-KW-PR-DR-8301 rev01, 2109-KW-PR-DR-8302, 2109-KW-PR-DR-8303, 2109-KW-P1-DR-86-01, Door Schedule & Specification Rev 01 dated February 2022, Schedule of Alterations and Restoration Rev 02 dated February 2022, Schedule of Alterations and Restoration - Appendix Rev 01 dated December 2021, Noise impact

assessment of external mechanical services to be installed at rear of the site dated 12th August 2021, N.Family Club Kentish Town NURSERY MECHANICAL, ELECTRICAL & PUBLIC HEALTH SERVICES STATEMENT, Heritage Appraisal dated August 2021, First Plan Planning Statement 30 Leighton Road dated August 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: 2109-KW-P1-DR-02-01, 2109-KW-P1-DR-03-01, 2109-KW-P1-DR-01-01, 2109-KW-P1-DR-01-02, 2109-KW-P1-DR-11-01, 2109-KW-P1-DR-12-01 rev02, 2109-KW-P1-DR-13-01 rev01, 2109-KW-P1-DR-11-02, 2109-KW-P1-DR-12-02, 2109-KW-P1-DR-13-02, 2109-KW-P1-DR-11-03, 2109-KW-P1-DR-12-03 rev01, 2109-KW-P1-DR-13-03 rev01, 2109-KW-P-DR-3101, 2109-KW-P-DR-3201 rev01, 2109-KW-P-DR-3301 rev02, 2109-KW-P-DR-3102, 2109-KW-P-DR-3202, 2109-KW-P-DR-3302, 2109-KW-P-DR-3103, 2109-KW-P-DR-3203 rev01, 2109-KW-P-DR-3303 rev01, 2109-KW-P-DR-3104, 2109-KW-P-DR-3204, 2109-KW-P-DR-3304, 2109-KW-P-DR-3105, 2109-KW-P-DR-3205, 2109-KW-P-DR-3305, 2109-KW-P-DR-2101, 2109-KW-P-DR-2201 rev01, 2109-KW-PR-DR-2301, 2109-KW-P-DR-2102, 2109-KW-P-DR-2202 rev01, 2109-KW-PR-DR-2302 rev01, 2109-KW-P-DR-2103, 2109-KW-P-DR-2203, 2109-KW-PR-DR-2303, 2109-KW-PR-DR-2104, 2109-KW-PR-DR-2204, 2109-KW-PR-DR-2304, 2109-KW-PR-DR-2105, 2109-KW-PR-DR-2205, 2109-KW-PR-DR-2305, 2109-KW-PR-DR-8301 rev01, 2109-KW-PR-DR-8302, 2109-KW-PR-DR-8303, 2109-KW-P1-DR-86-01, Door Schedule & Specification Rev 01 dated February 2022, Schedule of Alterations and Restoration Rev 02 dated February 2022, Schedule of Alterations and Restoration - Appendix Rev 01 dated December 2021, Noise impact assessment of external mechanical services to be installed at rear of the site dated 12th August 2021, N.Family Club Kentish Town NURSERY MECHANICAL, ELECTRICAL & PUBLIC HEALTH SERVICES STATEMENT, Heritage Appraisal dated August 2021, First Plan Planning Statement 30 Leighton Road dated August 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 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 rooflights (with equivalent drawing of existing for comparison).
 - b) Details of internal lining of roof (showing thickness in comparison with

existing and relationship to roof trusses).

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 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.

- 5 Removal of the biometric access control panels/system adjacent to doorways should the nursery vacate the building in future.

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 Refurbishment and associated alterations proposed to no 30 Leighton Road, The Old Royal Mail Sorting Office, are modest and are proposed as minor improvements to necessitate the continuing smooth operation of the nursery rather than any radical change. The proposals are sympathetic and respectful of the original listed building.

The rear extension is particularly modest in scale - a small increase in circulation/ corridor space adding approximately 24m² to the existing rear extension hidden at the rear of the building from public view. The scale of the proposal means the modern additions remain subordinate and ensures that the listed building remains the principal building on the site. The extension is modern in style, matching the aesthetic of the existing rear extension. The proposal keeps the modern rear additions distinct from the original listed building, rather than blur the relationship between the listed building and later extensions. The legibility of the site would remain clear as a historic Edwardian building that has been extended during the early 20th century.

Detailed design includes removal of security grilles to the Diocletian windows and installation of secondary glazing to the interior, ensuring internal conditions are improved without detriment to the front façade. Similarly, repairs and refurbishment of the roof will be sensitive to the existing building and reuse existing materials and like-for-like replacements were necessary, internal trusses will remain exposed. Existing rooflights to be replaced with units of the same size, they will not be visible from the public realm nor have any significant change to the appearance of the listed building. To the side of the front door a small access control panel will be installed, this will not be on the historic door itself but adjacent, and is not considered to cause undue harm to the fabric of the building. A condition has been added to require removal of this panel (and making good of the wall thereafter) when and if the building ceases to function

as a nursery in the future. A bin store is to be located at the front of the building, just beyond the post box and slanted railing that are being retained as characterful boundary treatment. Cycle parking is also to be added. These additions are subordinate, and not considered to detract from the building, and do not interfere with any features of the façade.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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.
- 3 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.
- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer