

Application ref: 2021/1632/L
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Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35-37 Parkway
London
NW1 7PN

Proposal:

External alterations, including installation of black painted metal gates in front of both entrance recesses (following removal of existing shutters, guides and boxes), replacement grilles to stallriser and fanlights, and replacement ceiling mounted lighting and new display case lighting within both entrance recesses, installation of new entry phone systems and works of repair to terrazzo floor to entrances.

Drawing Nos: PA00, PA01 rev C, PA02 rev D, PA03 rev A, PA04, PA05 rev A; Design & Access Statement (Rev A) and Heritage Statement from Godsmark Architecture received 04/03/2021 and 17/11/2021 respectively.

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: PA00, PA01 rev C, PA02 rev D, PA03 rev A, PA04, PA05 rev A; Design & Access Statement (Rev A) and Heritage Statement from Godsmark Architecture received 04/03/2021 and 17/11/2021 respectively.

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 Reason for granting listed building consent:

Nos. 35-37 Parkway are a pair of early C19 terraced houses which were converted to retail use by Palmers Pet Store circa 1921. The 1930s shopfront is recognised as having special historic interest through its Grade II listing as a rare survival of a pet shop, advertising exotic pets in the distinctive sign panels. The shopfront's significance is enhanced by its proximity to London Zoo in nearby Regents Park. The property is located within the Camden Town Conservation Area.

The Council initially expressed concern to original proposals involving alterations to a single entrance recess only (no. 37) in so far as it would undermine the design intent of the originally open recesses and disrupt the balanced appearance and special interest of the historic shopfront and two entrance recesses which can be read as a matching pair. In response, the applicant revised the proposal to include consideration of the appearance of the shopfront and recessed entrances as a whole.

As part of the revised proposals, two existing modern roller shutters, including guides and boxes, would be removed from both commercial and residential entrance recesses (nos. 35 and 37 respectively) with all fixings repaired and made good. Two new, matching black painted metal gates would replace the shutters at the front of both recesses. These would be fixed to the existing masonry jamb on the opposite sides of the listed shopfront by means of simple screwed hinges and secured on the shopfront side by a floor mounted magnetic catch screwed into the floor, so ensuring that no alterations or fixing is required to the historic fabric of the shopfront itself. Each gate would be released open by new entry phone systems positioned at the sides and covered by flush, polished brass plates. A condition has been attached to the associated planning approval to ensure that both gates are installed at the same time and the roller shutters are removed in order to safeguard the balanced appearance and special interest of the historic shopfront.

Though the amended proposal includes the installation of metal gates that would enclose both recesses to some degree, they would replace existing solid shutters and retain a high level of visual permeability into the recessed entrance areas. This would be further enhanced by new and replacement lighting within the ceilings and side display cases of both recesses. Surface conduits would be removed and concealed wiring and light strips used, with all decorative plasterwork made good, in order to avoid any harmful impact on the historic building. The alterations would therefore not only help to revive interest into these otherwise closed recessed spaces, but also provide improved security and reduced opportunities for anti-social behaviour for the residential occupiers of the upper floor flats at no. 37 in particular.

Other alterations include the removal and re-glazing of both fanlight grilles, replacement of any damaged or missing grilles in the shopfront stallriser, and repair of any damaged or cracked terrazzo floor tiles to match the surrounding in colour.

Overall therefore, the revised proposal would involve alterations sympathetic to the character and age of the building in terms of its design, proportions, location and materials, as well as, help overcome issues of anti-social behaviour at the property. The general uplift in the appearance of the shopfront and entrances as a whole would be in keeping with the architectural and historic interest of the Grade II listed building and its' setting, and would enhance the character and appearance of the Camden Town Conservation Area. As such, the proposal is considered, on balance, to be acceptable.

- 2 The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A consultation response has been received and recorded in the associated consultation summary.

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 policy D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

- 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 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).

- 5 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