

Application ref: 2021/2003/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Chamberlain Street
London
NW1 8XB**

Proposal:

Erection of a single storey basement level extension and installation of replacement balustrade at first floor level together with associated internal alterations.

Drawing Nos: CHA5-Site, CHA5-EX-100-01 (Existing Plans), CHA5-EX-100-01 (Existing Rear Elevation Section D), CHA5-EX-100-02, CHA5-EX-100-01 (Proposals Plans), CHA5-PL-100-01, CHA5-PL-100-02

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: Drawing Nos: CHA5-Site, CHA5-EX-100-01 (Existing Plans), CHA5-EX-100-01 (Existing Rear Elevation Section D), CHA5-EX-100-

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 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.

Informative(s):

- 1 During the course of the application, the dormer has been removed from the scheme and basement level extension would be reduced in scale. The current design would mean that the basement level extension on the rear elevation would be half width and single storey in height. Its size and bulk is considered acceptable and would not adversely impact the special interest of the historic building. The new balustrade at first floor level is acceptable in size and location however a condition will be attached to the associated planning permission (ref 2021/0292/P) requiring these to be metal and not glass as detailed on the drawings to ensure that traditional materials are used on the listed building which are sympathetic to its architectural age and style. The new windows and doors shall match the existing window treatment in terms of design and materials. These should match the glazing and should be timber framed. A condition would be attached to the associated planning permission (ref 2021/0292/P) to secure this.

The internal alterations at ground and basement floors include a new staircase to the basement and dividing walls which are considered acceptable changes in relation to the fabric and spatial layout of the historic building and will not significantly harm the special interest of the building.

The property's basement was previously self-contained with an entrance to the front through the light well, however the introduction of the internal staircase to the basement means that the building is now used as a single family dwelling house. This alteration is acceptable in heritage terms as the building will function as a single dwelling house.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s16 the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. Following

amendments to the scheme the Primrose Hill CAAC have withdrawn their objection on the application. The planning history of the site has been taken into account when coming to this decision.

As such, 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 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer