

Application ref: 2022/2165/L
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AtecGlobal
59 Woodlands Road
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TW7 7DJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat Top Floor
8 Chamberlain Street
London
NW1 8XB

Proposal:

Proposed roof refurbishment, replacement of existing glazed (non-original) dormer with Velux Conservation rooflight, re-cladding the roof using existing slates where sound, re-pointing to chimney stack, exterior redecoration, removal of disused surface fixed cables, addition of secondary glazing to existing windows.

Drawing Nos: N2019/00/01, N2019/00/02, N2019/02/01, N2019/02/02, N2019/02/03, N2019/02/04.

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: N2019/00/01, N2019/00/02, N2019/02/01, N2019/02/02, N2019/02/03, N2019/02/04.

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 approval:

The existing building is a four-storey plus basement (five-storey including converted attic) end-of-terrace Grade II Listed dwelling house.

This proposal is to strip back and refurbish the roof including insulating between and under the existing rafters, installation of a Velux Conservation roof window in place of the existing dormer and re-cladding of the roof with the existing slates and supplementing with matching reclaimed slates as necessary. The existing incongruous glazed dormer will be replaced with a flush Velux Conservation rooflight, sympathetic to the period of the building. Similarly, the re-pointing of mortar joints on the chimney and parapets with weather-struck joints in lime mortar, restores the correct finishes.

Internally, it is proposed to install secondary glazing to existing box sash windows rather than replace them with double-glazed units. This will only be to those windows that do not have operable original internal shutters. The Council's Conservation Officer has confirmed that the development is acceptable and would preserve the architectural and historic integrity of the Listed building.

The site's planning history has been taken into account when making this decision. No objections were received 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 (ERR) 2013.

The site's planning history has been taken into account when making this decision. As such, the proposal 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.

- 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