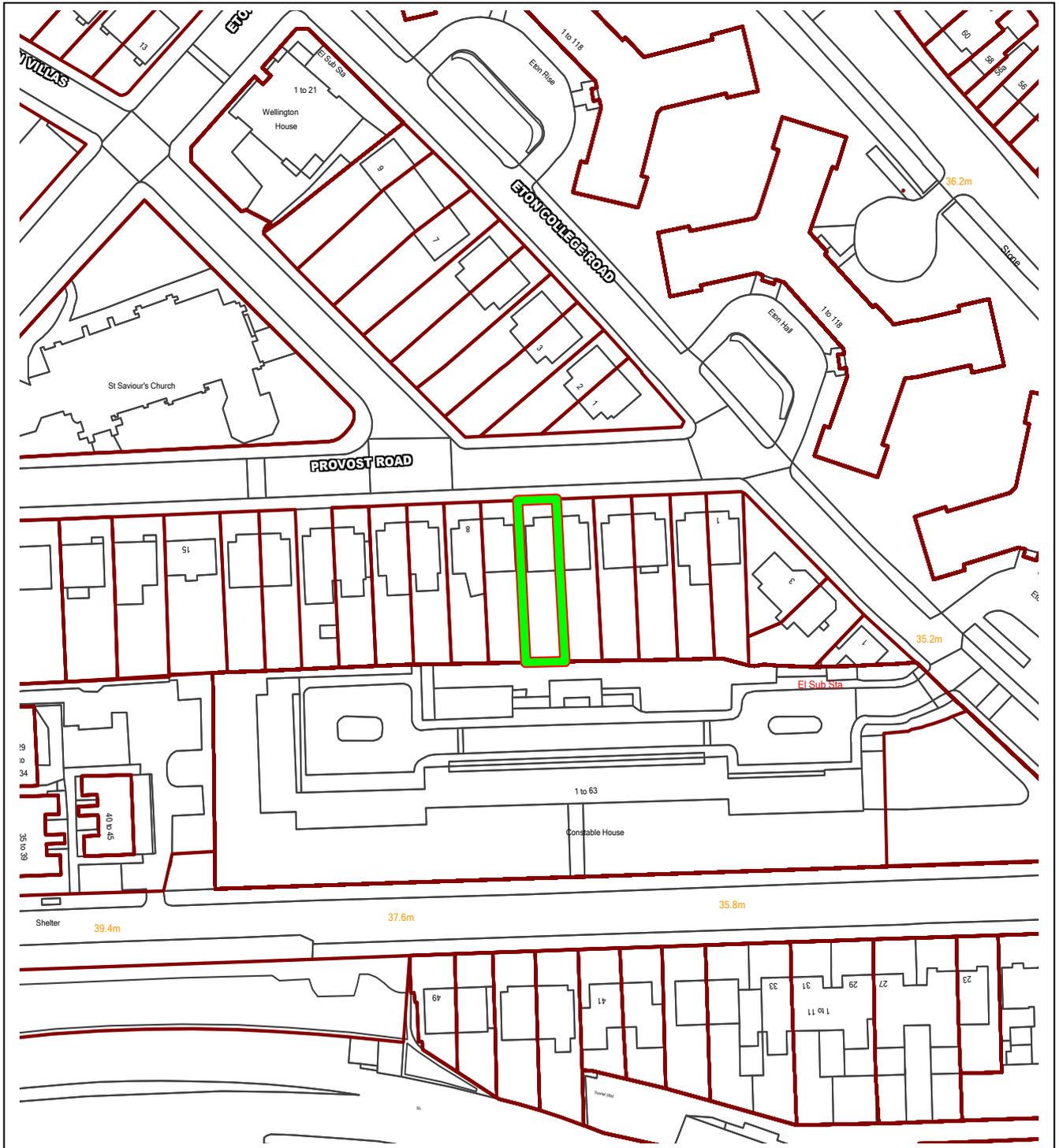
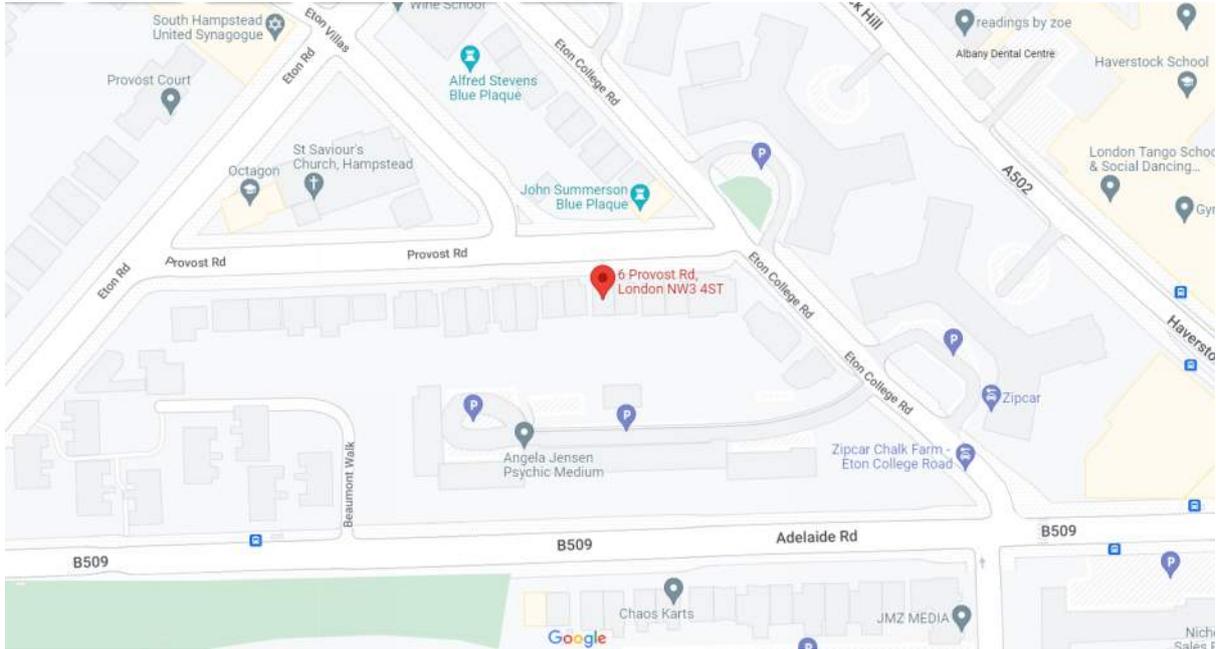


6 Provost Road: 2021/6135/P & 2022/0658/L

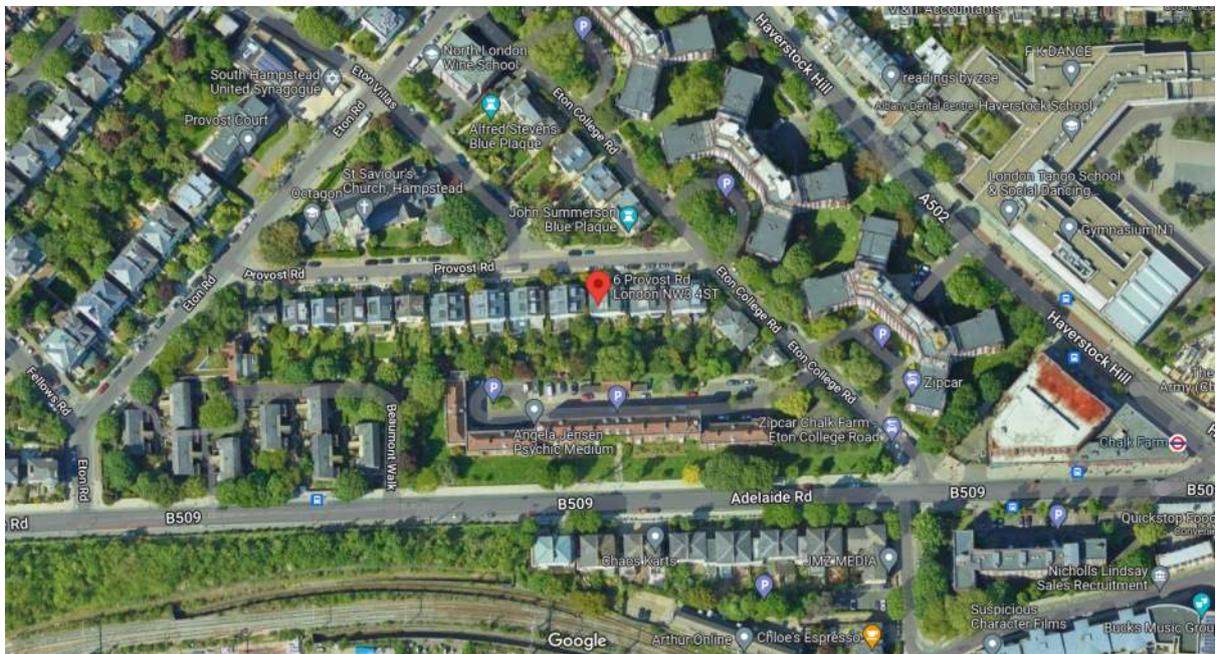


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6 Provost Road, NW3 4ST - 2021/6135/P & 2022/0658/L



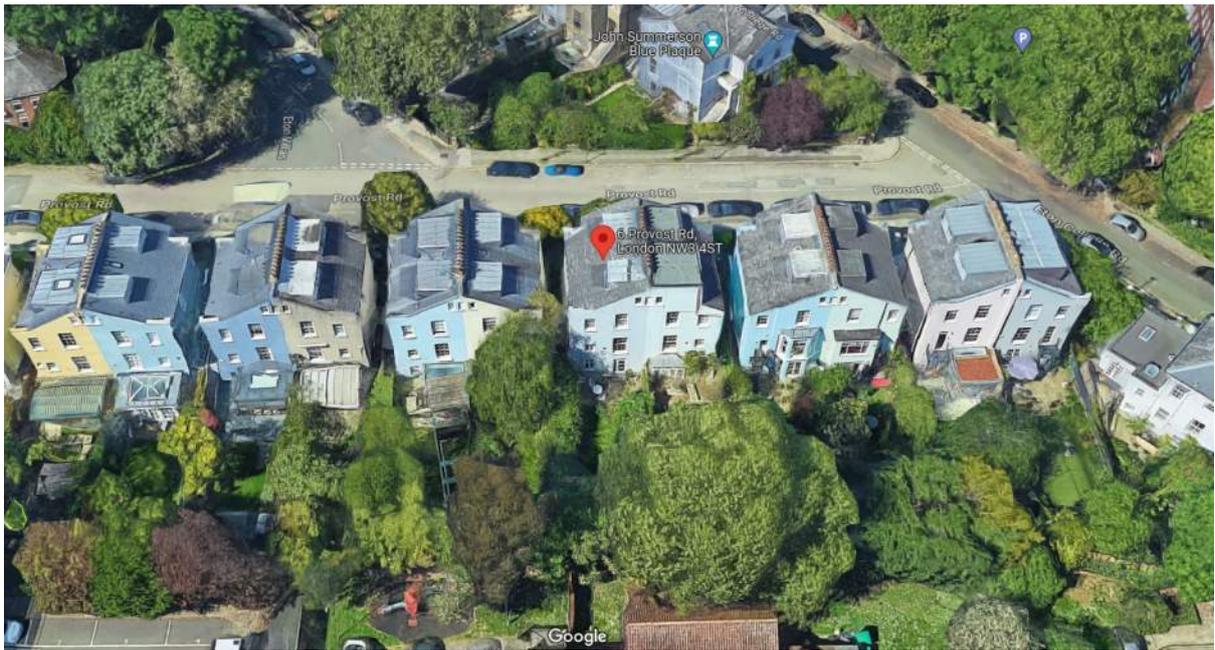
1. Google maps: 6 Provost Road highlighted with red dot.



2. Google maps satellite image: 6 Provost Road highlighted with red dot.



3. Google maps 3D view: Front elevation looking south.



4. Google maps 3D view: Rear elevation looking north.



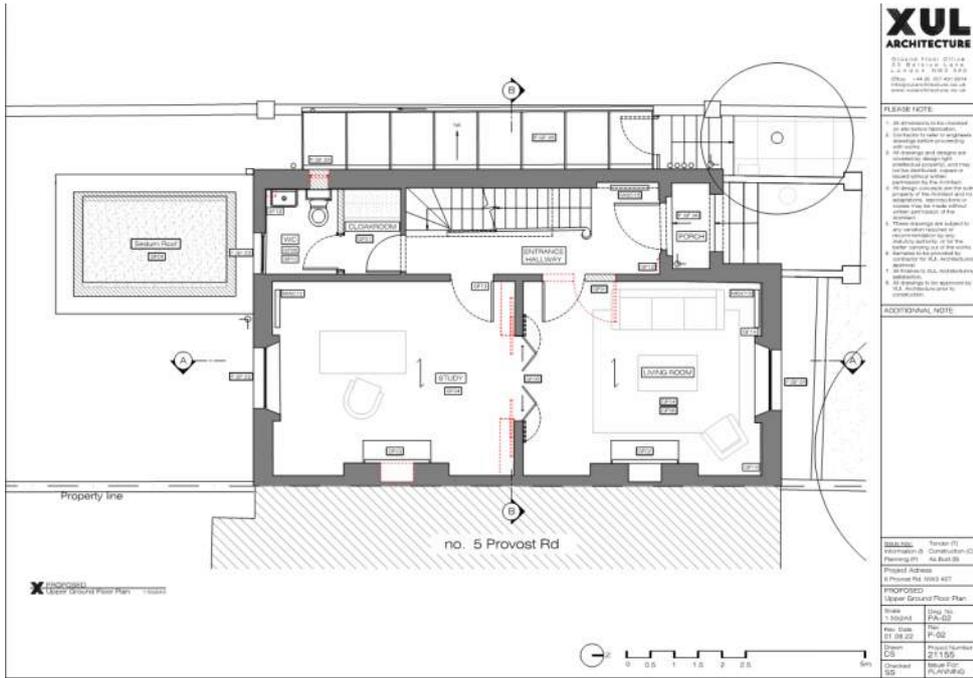
5. Google street view: Front elevation, No. 6 to the right of semidetached pair.



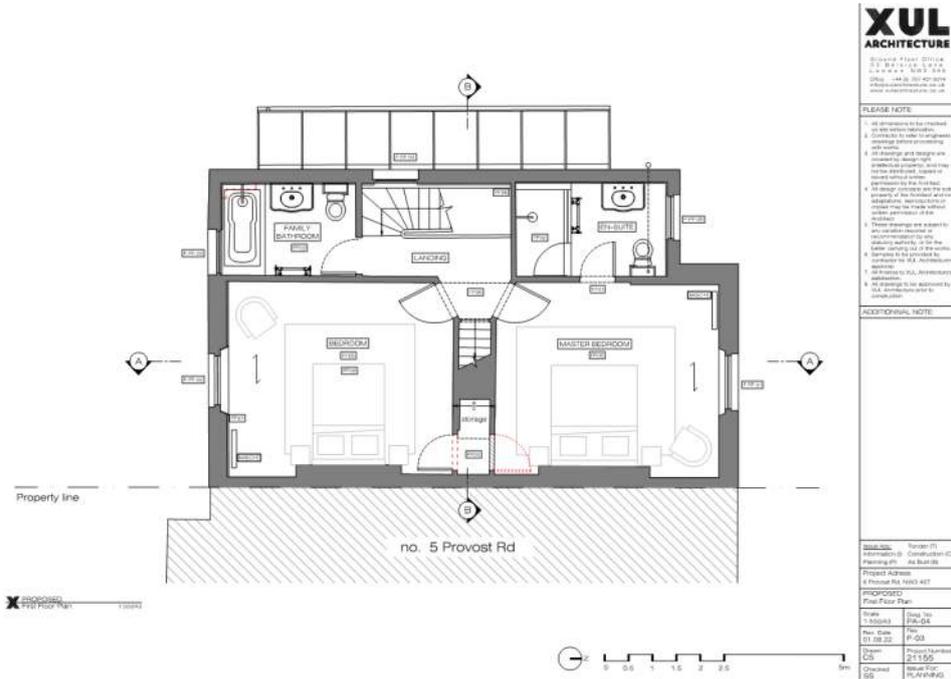
6. Site visit photograph, rear elevation.



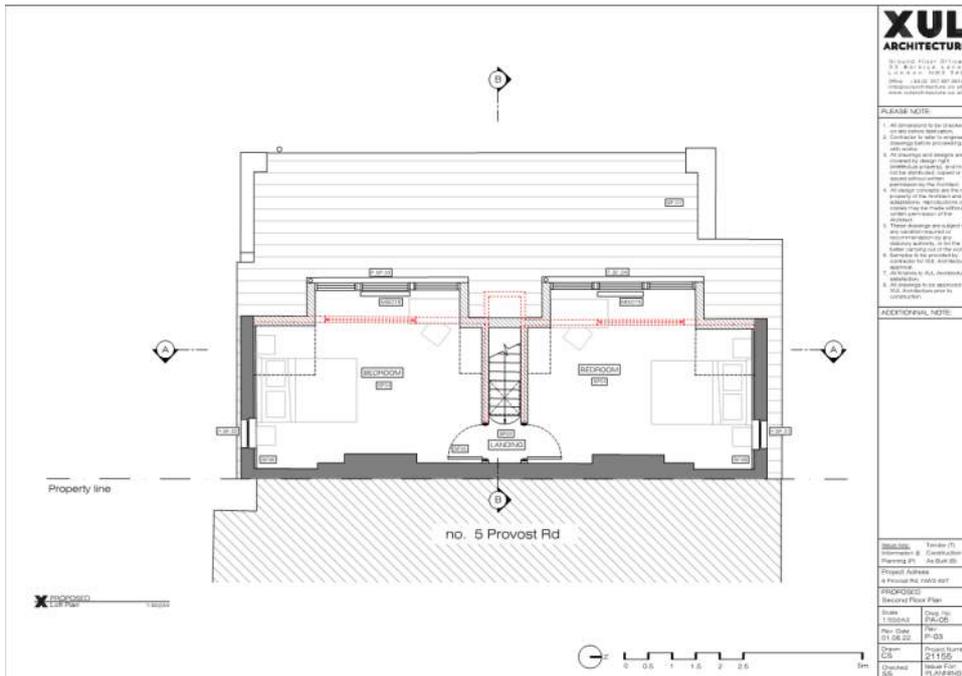
7. Site visit photo, internal view 1st floor rear window to be retained.



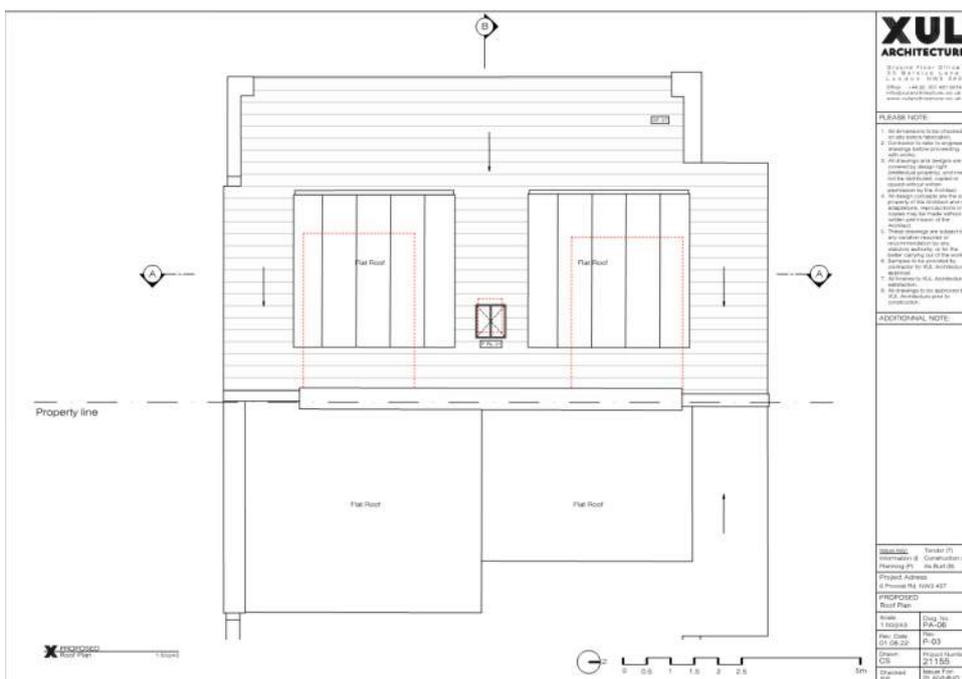
12. Proposed upper ground floor plan (applicant's submission) Red highlights show extent of demolition/ alteration.



13. Proposed 1st floor plan (applicant's submission) Red highlights show extent of demolition/ alteration.



14. Proposed 2nd floor plan (applicant's submission) Red highlights show extent of demolition/alteration.



15. Proposed roof plan (applicant's submission) Red highlights show extent of demolition/alteration.

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		10/02/2022	
		N/A		Consultation Expiry Date:		20/03/2022	
Officer				Application Number(s)			
Matthew Dempsey				i) 2021/6135/P ii) 2022/0658/L			
Application Address				Drawing Numbers			
6 Provost Road London NW3 4ST				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
i) Erection of single storey ground floor rear extension and side extension with glass canopy, dormer windows to side roof slope, external lime render, front gate and railings to existing front boundary with landscaping.							
ii) Erection of single storey ground floor rear extension and side extension with glass canopy, dormer windows to side roof slope, external lime render, front gate and railings to existing front boundary with landscaping and internal refurbishment.							
Recommendation(s):		i) Grant full planning permission ii) Grant listed building consent					
Application Type:		i) Full Planning Permission ii) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		1		No. of objections	
						0	
Summary of consultation responses:		<p><u>A site notice was displayed on 23/02/2022 and expired on 19/03/2022.</u> <u>A press notice was advertised on 24/02/2022 and expired on 20/03/2022.</u></p> <p>One response was received from a neighbour who commented on the scheme. Their notes can be summarised as follows:</p> <ul style="list-style-type: none"> • Loss of grass lawn to the garden and impact on biodiversity • Reduction in size of garden • Water feature noise and impact of potential use of tap water on wildlife 					

- Length of time to carry out the work

Officer response:

- *Although there may be a loss of grass lawn, this is not subject to planning permission, nevertheless, it is noted that the works include extensive planting which will contribute to promoting local wildlife and biodiversity, which is welcomed.*
- *The proposed rear extension is considered subordinate to the host property and following development the site would retain over 80% of the existing garden. Further to this a sedum roof is proposed which will somewhat mitigate any loss.*
- *The proposed garden pond and other water feature are welcome additions to the rear garden, and will help promote local biodiversity. In addition these features will also aid local flood mitigation measures. Noise from a water fountain is not considered to cause harmful noise disturbance..*
- *The length of time to carry out the work is not under control of the local authority, however it is understood that the applicant wishes to complete the development as soon as possible in order to enjoy their family home.*

The Eton Conservation Area Advisory Committee (CAAC) objected on the following grounds:

- Scale of the proposed dormer windows.
- Loss of garden space
- Position of alarm box

Officer response:

- *The dormer windows have been reduced in scale from the initial design and the revised scheme is considered to be acceptable.*
- *The amount of retained garden space is considered to be acceptable. The proposed rear extension is subordinate to the host property. Over 80% of the existing garden shall be retained, and the rear extension shall include a sedum roof covering to mitigate any loss of green space.*
- *The alarm box shall not be installed to the front elevation, this is to be removed from the front elevation. There may be some confusion as it is shown on a proposed drawing, however this is highlighted red to confirm its removal, please see drawing no PA-12 P-03 to show the front elevation without any alarm box in place. The alarm box shall be installed to the side elevation, please see drawing no PA-09 P-06.*

Eton CAAC comments:

Site Description

The application site is a four-storey semi-detached grade II listed building within sub-area 1 of the Eton Conservation Area, located on the southern side of Provost Road, including lower ground, ground, first floor and loft space. The host property forms part of a group listing with nos. 1-14 (consecutive). They are described in the Historic England Listing description as:

"7 pairs of semi-detached villas. c1844. By John Shaw. Painted stucco. Slated gabled roofs with dormers, central long slab chimney-stacks and overhanging eaves, bracketed on angle return and having plain bargeboards to gables. 2 storeys, attics and semi-basements. 1 window each plus 1 window recessed entrance bays. Architraved entrances to recessed doorways with pilaster jambs and part-glazed doors approached by steps. Architraved sashes, ground floor windows with pilasters and cornice. Nos 3 & 4 have 3-light canted bays rising from semi-basement through 2nd floor with pilasters. All have architraved 3-light attic windows, central window blind, in apex of gable."

Relevant History

Application site:

No relevant history for the host site.

Neighbouring properties:

2 Provost Road:

2017/4690/P - Erection of lower ground extension and addition of a spiral staircase to the rear of the dwelling. Alterations to the front, side and rear elevations and erection of 2no x dormers to the side roof slope. **Granted 10/10/2017.**

2017/4702/L - Erection of lower ground extension and addition of a spiral staircase to the rear of the dwelling. Alterations to the front, side and rear elevations and erection of 2no x dormers to the side roof slope. Alterations to the internal rooms including lowering kitchen floor and installing underfloor heating. **Granted 10/10/2017.**

2018/4671/P - Erection of lower ground extension and addition of a spiral staircase to the rear of the dwelling. Alterations to the front, side and rear elevations and erection of 2no dormers to the side roof slope. Installation of alarm bell boxes to the front and rear elevations and CCTV cameras to the front porch and side and rear elevations. **Granted 06/03/2019.**

2018/5907/L - Erection of lower ground extension and addition of a spiral staircase to the rear of the dwelling. Alterations to the front, side and rear elevations and erection of 2no dormers to the side roof slope. Alterations to the internal rooms including lowering kitchen floor and installing underfloor heating. Installation of alarm bell box to the rear elevation and CCTV cameras to the front porch and side and rear elevations. **Granted 06/03/2019.**

11 Provost Road:

2015/5014/P - Retrospective permission for the reinstatement of roof, dormers and internal features. **Granted 23/03/2016.**

2015/5262/L - Retrospective permission for the reinstatement of roof, dormers and internal features. **Granted 23/03/2016.**

12 Provost Road:

2012/3931/P - Erection of two side (west elevation) dormer roof extensions, replacement lower ground rear extension, additional excavation of lower ground floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3). **Granted 15/10/2012.**

2012/3933/L - Internal and external alterations in association with the erection of two side (west elevation) dormer roof extensions, replacement lower ground rear extension, additional excavation of lower ground floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3). **Granted 15/10/2012.**

2017/2164/P - Erection of two replacement side dormers with rooflights on upper roof planes; installation of replacement rooflight on main roof slope. **Granted 12/06/2017.**

2017/2163/L - Erection of two replacement side dormers with rooflights on upper roof planes; installation of replacement rooflight on main roof slope and associated internal alterations. **Granted 12/06/2017.**

14 Provost Road:

2020/3405/P - Erection of a single storey rear extension, a garden outbuilding, roof extension over the side passage and replacement side dormer windows and associated works. **Granted 25/11/2020.**

2020/3388/L - *Erection of a single storey rear extension, a garden outbuilding, roof extension over the side passage and replacement side dormer windows and internal remodelling works.* **Granted 25/11/2020.**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

A3 Biodiversity

CC1 Climate change mitigation

CC2 Adapting to climate change

D1 Design

D2 Heritage

Camden Planning Guidance

Amenity (2021)

Design (2021)

Home improvements (2021)

Eton Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 This application seeks planning permission and listed building consent for the following:

- Rear ground floor extension,
- glass canopy over side passage,
- new dormer windows to side roof slope,
- new external lime render,
- front gate and railings to existing front boundary,
- landscaping, and
- internal refurbishment, which applies to listed building consent only.

1.2 It is noted that the detailed design of the proposals have been revised following comments on the initial scheme from the Council Conservation Officer, however the proposals under consideration here remain as outlined above, and as such, no further consultation was undertaken. Revised drawings have superseded the drawings initially submitted.

1.3 The revisions to the scheme can be summarised as follows:

- Reduction in scale of dormer windows,
- Retention of greater proportion of historic plan form,
- Retention of historic spine wall.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the significance of the host listed building as well as the Character of the wider Eton Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

- Trees and landscaping (the impact of the proposals on local biodiversity)

3.0 Design

3.1 Policy D1 aims to ensure the highest design standards for developments and states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas and listed buildings, the Council will not permit development within conservation area or for listed buildings that fails to preserve or enhance the character and appearance of that conservation area and the special interest of the listed building.

3.2 Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

3.3 The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 195 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Assessment of significance

3.4 The application building sits within one of seven pairs of semi-detached villas constructed circa 1844 by John Shaw. The terrace features painted stucco with each house painted a different pastel colour, slated gabled roofs with dormers, central long slab chimney stacks and overhanging eaves. They are two storeys in height, with attics and semi basements, and feature one window to the front elevation with one window recessed entrance bays. Their arched entrances to recessed doorways feature pilaster jambs and part-glazed doors which are approached by steps. The terrace was listed at Grade II in 1974.

3.5 The architectural uniformity of the group, broad consistency in plot size, relationship to the street and their form and massing contributes to their significance, with the architectural detailing of the front facades being of the highest significance. The side elevations are plainer in appearance and contribute less to the significance of the individual buildings and the group. All properties in the group feature dormer windows to both roof slopes, which are non-original and were installed prior to listing. Generally the buildings feature two dormers per roof slope, but they have been heavily altered over the years and at nos. 1 and 5, combined into a single large dormer. Consequently, these make a low contribution to their significance.

3.1 Internally, the building is of moderate significance, and retains some original features, although it has not benefitted from ongoing maintenance and repair, and there are signs of damp issues and water ingress. The interior contributes to the overall heritage significance.

Assessment of proposals

- 3.6 The proposed single storey rear extension would be finished in render and set in from the side elevation of the main building with a modern glazed element wrapping around the rear and side facing the private rear garden. It shall also be furnished with a sedum roof covering. The proposed extension would be approximately 4m in depth, 3m in width and 3.2m in height. The proposed extension would not be visible from the public realm due to its location to the rear of the property which thereby limits the impact of the proposal on the character and appearance of the wider area. Given the limited visibility of the proposal, and the existence of similar extensions to the rear of other properties within the group, it is considered that the proposal would not result in harm to the character and appearance of the Conservation Area or the listed building. The extension would be accessed via an existing rear window opening meaning there would be no loss of historic masonry to the rear elevation, and the historic plan form would be preserved.
- 3.7 Adjacent to the new extension on the lower ground floor rear elevation, new double glazed Crittal style French doors are proposed within an existing opening. It is acknowledged that the new doors shall be slightly wider than the existing arrangement, however this is considered acceptable and the proportions of the new French doors are considered appropriate in the context of the host building whilst preserving the window hierarchy of the rear elevation.
- 3.8 The proposed glazed canopy to the side elevation at lower ground floor shall be set back from both the front and rear elevations of the main building. The works here shall include the re-organisation and rationalisation of exterior pipe work and guttering to the side elevation, which is considered to be an improvement on the existing rather messy arrangement. Given the sunken position, light-weight construction and the set back from the front and rear, the side canopy would be barely noticeable from the public realm to passers by, and would preserve the character and appearance of the building and the conservation area.
- 3.9 New external render is proposed as part of the overall scheme. Existing cement render which has deteriorated and is an inappropriate material on a historic building shall be removed and replaced with a traditional lime render. This would be a significant benefit of the proposals, not only re-introducing a more traditional building fabric, but also helping with the long term maintenance and viability of the building. The building is currently showing issues with damp which could be a consequence of the cement render, and the reintroduction of a traditional, breathable lime render will assist with this.
- 3.10 To the front boundary, new metal railings and metal gate shall be installed to the existing dwarf brick wall and gate pillars. This shall match other similar properties along this stretch of road. As part of the work to the front garden, existing concrete surfacing shall be removed and replaced with York stone, which is considered to be an improvement and more in keeping with the setting of the listed building and wider conservation area. In addition, the applicant's front garden plan shows a significant amount of new planting to the front garden.
- 3.11 Internally the proposals focus on the lower ground floor and include; the lowering of the lower ground floor level, removal of a modern partition and part of the rear chimney breast. A modern side window shall also be blocked (in connection with the proposed side canopy extension). Further to this, adjustment to the existing staircase is required to facilitate the alterations. It is noted, the initial proposals have been amended to retain a greater level of historic fabric which is welcomed.
- 3.12 The proposals have been reviewed by the Council's conservation Officer who initially raised concerns regarding the proposed alterations at lower ground level which resulted in a loss of plan form and historic fabric. In response, revised proposals were submitted which retained a greater level of historic fabric, and evidence was provided to demonstrate that the partition walls to be replaced are of modern fabric.

- 3.13 The lowering of the floor level and the removal of a section of the rear chimney breast would result in a loss of historic fabric and both alter the historic proportions of this ancillary space. The lowering of the floorplan also results in the need to alter the existing staircase which is regrettable. These works would therefore cause a minor element of harm, but this would be at the low end of less than substantial.
- 3.14 The proposals at the upper levels are minor in nature and do not raise a concern in heritage terms, and the proposed enlarged dormers are in keeping with the now established character of the roofscape along the terrace and are no larger than previous recent consents. In this context there is no objection to this part of the proposals.
- 3.15 Considering the proposals overall, although some minor harm is identified from the lowering of the floor level and removal of a section of the chimney breast, this would involve the previously altered, non-principal floor level. However, this harm must be accorded significant weight, and in accordance with Paragraph 202 of the NPPF, any harm should be weighed against the public benefits of a proposal in coming to a decision which can include heritage benefits.
- 3.16 In this case, the proposals would deliver significant benefits for the building including its repair and refurbishment and the replacement of the harmful cement render with traditional lime render which will assist in the long term maintenance of the building, and ensure it retains its optimum viable use as a residential dwelling. Given this, overall, the proposals are considered to preserve the significance of the listed building. Further, the proposals would enhance the building and ensure its long term viability for its original purpose as a residential dwelling and secure the future of the building within its optimum viable use. Likewise, they would preserve the character and appearance of this part of the conservation area.
- 3.17 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 3.18 As such, the proposals would be in accordance with policies D1 and D2 of the Camden Local Plan 2017.

4.0 Amenity

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.
- 4.2 To the front there are no proposed works which are considered to impact neighbouring amenity.
- 4.3 To the side, the proposed extension is modest in scale and is not considered to create views which would negatively impact on the neighbour. In addition, the new dormers shall replace existing windows in a very similar position and so no new views are considered to have been created here.
- 4.4 To the rear, the proposed single storey extension is modest in scale and overlooks a private rear garden space. The new Crittal style doors shall be placed within an existing opening, albeit slightly larger, but this is not considered to have any negative impact on amenity.

4.5 It is not considered that the proposed extension or other alterations would have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. As such, the proposed works are considered to be acceptable in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

5.0 Trees and Landscaping

5.1 To the rear garden, landscaping works are proposed in addition to the sedum roof mentioned above. It is acknowledged that the works involve the loss of some existing trees, however none of these are mature specimens or are in a poor condition. Nevertheless replacement trees are proposed along with other planting which is welcomed. A garden pond shall be installed further enhancing biodiversity within the site. This is positioned away from any boundary and away from the rear of the host or neighbouring properties. A new paved area shall be laid with clay pavers, maintaining a permeable surface throughout the rear aiding local flood mitigation which is also considered to be of benefit.

5.2 Given the proposed loss of Trees the Council Landscaping Officer was consulted on the proposal. However, it is acknowledged that the trees subject to felling are not mature and furthermore the proposed landscaping would be a significant improvement in terms of biodiversity.

6.0 Conclusion

6.1 The proposed development is considered acceptable in terms of design, heritage and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

6.2 Grant Planning Permission and Listed Building Consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th October 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/6135/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 28 September 2022

Telephone: 020 7974 **OfficerPhone**
Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Provost Road
London
NW3 4ST**

Proposal:

Erection of single storey ground floor rear extension and side extension with glass canopy, dormer windows to side roof slope, external lime render, front gate and railings to existing front boundary with landscaping.

Drawing Nos: Site Location Plan PL-00, EX-00 - EX10, PA-00 P-02, PA-01 P-08, SK-01 P-03, PA-02 P-02, PA-03 P-03, PA-04 P-03, PA-05 P-03, PA-06 P-03, PA-07 P-04, PA-08 P-04, PA-09 P-06, PA-10 P-03, PA-11 P-02, PA-12 P-03, DD-01 P-03. Design and Access Statement (21155 XUL). Heritage Appraisal (The Heritage Practice December 2021).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan PL-00, EX-00 - EX10, PA-00 P-02, PA-01 P-08, SK-01 P-03, PA-02 P-02, PA-03 P-03, PA-04 P-03, PA-05 P03, PA-06 P-03, PA-07 P-04, PA-08 P-04, PA-09 P-06, PA-10 P-03, PA-11 P-02, PA-12 P-03, DD-01 P-03. Design and Access Statement (21155 XUL). Heritage Appraisal (The Heritage Practice December 2021).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2022/0658/L
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 28 September 2022

Telephone: 020 7974 **OfficerPhone**
Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Provost Road
London
NW3 4ST

DECISION

Proposal: Erection of single storey ground floor rear extension and side extension with glass canopy, dormer windows to side roof slope, external lime render, front gate and railings to existing front boundary with landscaping and internal refurbishment.

Drawing Nos: Site Location Plan PL-00, EX-00 - EX10, PA-00 P-02, PA-01 P-08, SK-01 P-03, PA-02 P-02, PA-03 P-03, PA-04 P-03, PA-05 P03, PA-06 P-03, PA-07 P-04, PA-08 P-04, PA-09 P-06, PA-10 P-03, PA-11 P-02, PA-12 P-03, DD-01 P-03. Design and Access Statement (21155 XUL). Heritage Appraisal (The Heritage Practice December 2021).

The Council has considered your application and decided to grant 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: Site Location Plan PL-00, EX-00 - EX10, PA-00 P-02, PA-01 P-08, SK-01 P-03, PA-02 P-02, PA-03 P-03, PA-04 P-03, PA-05 P-03, PA-06 P-03, PA-07 P-04, PA-08 P-04, PA-09 P-06, PA-10 P-03, PA-11 P-02, PA-12 P-03, DD-01 P-03. Design and Access Statement (21155 XUL). Heritage Appraisal (The Heritage Practice December 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 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 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.
- 2 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.
- 3 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

Chief Planning Officer

DRAFT

DECISION