

Application ref: 2022/4030/L
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Lipton Plant Architects
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University House, 53-55 East Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**33 Chalcot Crescent
London
Camden
NW1 8YG**

Proposal:

Alterations to roof extension, window replacement, repair work, associated refurbishment and internal reconfiguration in connection with use as a single dwellinghouse (Class C3).

Drawing Nos: Existing: 3.0.000 P3; 3.0.001 P3; 3.0.003 P4; 3.0.004 P4; 3.0.005 P4; 3.0.006 P4; 3.0.007 P4; 3.0.008 P4; 3.0.009 P4; 3.0.010 P4; 3.0.011 P4; 3.0.012 P4; 3.0.013 P4.

Proposed: 3.1.101 P4; 3.1.102 P4; 3.1.103 P4; 3.1.104 P4; 3.1.105 P5; 3.1.106 P4; 3.1.201 P4; 3.1.202 P4; 3.1.203 P5; 3.1.204 P4; 3.1.301 P4; and 3.1.302 P4.

Supporting: (Prefix: 622-CHA-) 004-Heritage Statement, 005-DAS, Interior Design Drawings (100A; 120A; 130A; 140A; 480; 440; 410B; 412A; 411A; 400A; 460; 420; 421; 450A; 432; 430; 431A; 470; 490).

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:

Existing: 3.0.000 P3; 3.0.001 P3; 3.0.003 P4; 3.0.004 P4; 3.0.005 P4; 3.0.006 P4; 3.0.007 P4; 3.0.008 P4; 3.0.009 P4; 3.0.010 P4; 3.0.011 P4; 3.0.012 P4; 3.0.013 P4.

Proposed: 3.1.101 P4; 3.1.102 P4; 3.1.103 P4; 3.1.104 P4; 3.1.105 P5; 3.1.106 P4; 3.1.201 P4; 3.1.202 P4; 3.1.203 P5; 3.1.204 P4; 3.1.301 P4; and 3.1.302 P4.

Supporting: (Prefix: 622-CHA-) 004-Heritage Statement, 005-DAS, Interior Design Drawings (100A; 120A; 130A; 140A; 480; 440; 410B; 412A; 411A; 400A; 460; 420; 421; 450A; 432; 430; 431A; 470; 490).

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 consent:

The site is part of a Grade II listed terrace of 6 houses. Its significance includes its architectural design and materials, plan form, evidential value as a C19th terraced house and its positive townscape value, including its positive contribution to the character and appearance of the Primrose Hill Conservation Area.

The internal works largely concern repair of historic fabric, the reinstatement of much of the historic plan form and the re-integration of the basement with the rest of the house. There is some reconfiguration of bathroom arrangements and relocation of the kitchen from one room to the adjoining room, but given the location and impact of the existing services this reconfiguration is neutral in its impact.

The access is altered by the removal of the 1970s stair and the creation of a timber stair to replace non-original stair to third floor with hand and balustrade to match details of stair below. This focuses all the vertical circulation on the main stairwell, which enables the plan form of the second floor to be partially reinstated closer to the original layout.

External works are limited to roof extension alterations, minor repair work to the elevations and window replacement. The existing roof extension dates from the 1970s and the proposal essentially replaces it in scale and mass but with a revised (smaller) set of rear windows and a slate cladding. The impact of this is neutral to mildly beneficial. The repair work and window replacement would use appropriate materials, design and techniques which would preserve the character and appearance of the listed building and wider conservation area. The conversion into a single dwellinghouse is assessed in the associated full planning application (Ref: 2022/3266/P).

The works do not involve the loss of historic fabric and reinstate the original plan form of the listed building. They are considered to preserve the significance of the listed building and the positive contribution to the character and appearance of the conservation area.

There are no objections following statutory consultation (the local CAAC initially objected and then withdrew their comments after the scheme was amended). The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and preserving or enhancing the conservation area, under s.16, 66 and 72 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 Policies D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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.

- 4 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer