

Application ref: 2022/4081/L
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Regeneration and Planning
London Borough of Camden
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Iungo Studio
Unit 8
102 BLUNDELL STREET
London
N7 9BL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
31 Medburn Street
London
NW1 1RH

Proposal:

Internal and external alterations including use of the coal vault as cycle store, repair the internal staircase, installation of wrought iron railings enclosing the side patios, installation of new gates to the front ground floor and replacement of the damage floor boards.

Drawing Nos: 075(P)001; 075(P)021; 075(P)022 REVA; 075(P)031; 075(P)032 REVA; Appendix A & Appendix B; Design and Access Statement commissioned by IUNGO Studio dated July 2022 and Revised Heritage Statement commissioned by IUNGO Studio dated July 2022.

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: 075(P)001; 075(P)021; 075(P)022 REVA; 075(P)031; 075(P)032 REVA; Appendix A & Appendix B; Design and Access Statement commissioned by IUNGO Studio dated July 2022 and Revised Heritage Statement commissioned by IUNGO Studio dated July 2022.

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 The building is a Grade II listed building terrace property within Kings Cross St Pancras Conservation Area, the property is located at the junction of Medburn Street and Charrington Street. The application building forms the end of the typical Georgian residential terrace consisting of four storeys including basement and was built in 1849-52. The site is divided into 2 maisonettes: 30 Medburn St at ground and basement floors and the host building no 31 Medburn St is located at the first and second floors, with a small entrance hallway at ground floor and associated side patios and coal vault at basement level.

Externally to the ground floor flank elevation, it's proposed to pave the two patios boarding the entrance steps with sandstone and finished in bullnose edging, perimetrically. The wrought iron railings enclosing the side patios will be altered to provide access gates from the entrance landing which will be fabricated on a "like per like" basis to the front patio. The proposal are considered to be acceptable as these changes are reversable and would not harm the special architectural or historic interest of the host building.

Internally the existing floorboards underneath the carpet have been damaged by water ingress and the staircase has been boarded due to poor maintenance including the rendering the existing steps and risers are also damaged and frail. It's proposed to protect the adjacent timber features such as skirtings and stairs, a hard finish such as tile to prevent this issue reoccurring and the existing staircase will be repaired utilizing solid wood and its original moulded nosing will be reinstated, where it has been cut-away and the steps and riser would be overlaid with new solid woods step and riser boards. The repair of the floorboards are also considered acceptable and the conservation area officer was consulted and raised no objection to the proposed works.

The chimney opening was removed and it's proposed to reinstate the chimney opening, mantle as a central feature in the reception room at first floor level. At

basement level, the existing coal vault will be tanked and its access door will be replaced with a new, painted timber door and the proposed works would allow the use of the vault as cycle storage, this would promote sustainable means of transportation for the residents. The coal vault wall exposed brickwork has suffered from water ingress and present significant amounts of efflorescence and calcite residue. It is proposed to use a membrane system to prevent any further water ingress and no objection is raised to use the area for internal storage. The installation of the fireplace and unblocking of the chimney breast would restore an historic feature and would be in keeping with the original design of the building and are therefore welcomed.

The proposed design and materials of the proposed alterations would be sympathetic to the host building and would preserve the character and appearance of the host building and wider area. The conservation team raised no objection to the works and considered the proposed works are minor in nature, and therefore are not considered to harm the character and special interest of this listed building.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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.
- 3 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer