

Application ref: 2022/4735/L
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Date: 16 March 2023

Development Management
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**11 Chamberlain Street
London
NW1 8XB**

Proposal:

Demolition of existing lower ground floor extension and reconfiguration of rear garden terrace and basement, recladding and replacement of existing mansard roof extension and installation of PV panels on the main roof, alterations to the fenestration/façade treatment to the front and rear, with associated internal reconfiguration including the installation of new internal staircase arrangement.

Drawing Nos: EX_010; EX_011; EX_012; EX_013; EX_014; EX_015; Design and Access Statement by TR Studio Architects Interiors; SITE_001; SITE_002; GA_100; GA_101; GA_102; GA_200; GA_300; GA_301; 22/6522; Blue Engineering cost estimate and Planning Statement commissioned by Planning Potential dated October 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:

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.

- 4 Before the relevant part of the work has begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Details of the external staircase;

c) Details of roof renovation at 1:20, 1:50, to include photos of Welsh slate sample or to be sent to the Council offices for review.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 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