

Application ref: 2023/0548/L  
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Date: 30 April 2023

**Development Management**  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**163**

**183 and 203**

**Eversholt Street**

**London**

**NW1 1BU**

Proposal:

Replacement of signage and installation of up-lighting to flank to the three primary entrances across the ground floor front elevation of the building.

Drawing Nos: 115-ANO-XX-00-DR-AX-00000 Rev P4; 115-ANO-XX-XX-DR-AX-07001 Rev P4; 115-ANO-XX-XX-DR-AX-07002 Rev P4; 115-ANO-XX-XX-DR-AX-07003 Rev P4; 115-ANO-XX-XX-DR-AX-36160 Rev P1; Email from Finn O'Donoghue from Iceni Projects dated 5th April 2023 about light specifications, visualisation and visual light simulation; Design and Access Statement dated October 2022; Planning Statement dated 13th December 2022; Heritage Statement received on 14th December 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: 115-ANO-XX-00-DR-AX-00000 Rev P4; 115-ANO-XX-XX-DR-AX-07001 Rev P4; 115-ANO-XX-XX-DR-AX-07002 Rev P4; 115-ANO-XX-XX-DR-AX-07003 Rev P4; 115-ANO-XX-XX-DR-AX-36160 Rev P1; Email from Finn O'Donoghue from Icení Projects dated 5th April 2023 about light specifications, visualisation and visual light simulation; Design and Access Statement dated October 2022; Planning Statement dated 13th December 2022; Heritage Statement received on 14th December 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 Reasons for granting listed building consent.

163, 183 and 203 Eversholt Street are Grade II listed buildings constructed circa 1846-48, with some later additions, as the London and North-Western Region Railway Clearing House. The buildings are constructed from London stock brick and stand at three storeys with a basement to the south and four storeys with a basement to the north.

The proposal involves the installation of external lighting, consisting of lighting in the lightwells of nos 163, 183 and 203 as well as the replacement of signage.

The proposal is to provide a supplementary glow to the streetlights either side of the steps and replace 3x hanging copper signs, located above the three doorways at nos. 163, 183 and 203 as well as smaller brass metal signage plates located on either side of the three entrances and on the railings at the bottom of the steps.

The proposal would not obscure any significant architectural features or otherwise visually harm the special character or significance of the 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, 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.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer