

Application ref: 2023/1241/L
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Date: 11 May 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Carriage Row
203 Eversholt Street
London
Camden
NW1 1BU

Proposal:

Internal alterations to third floor

Drawing Nos: 115-A1O-203-03-DR-A;-11007M p1 (propo plan), 115-A1O-203-03-DR-A;-11007 p8 (propo plan), 115-A1O-203-03-DR-A;-24007M p1 (propo plan), 115-A1O-203-03-DR-A;-24007 p1 (propo plan), 115-ANO-203-03-DR-A;-80007 p4 (demo), 115-ANO-;;-00-DR-A;-00000 p5 (site), 115-ANO-;;-00-DR-A;-00001 p5 (location), 115-ANO-;;-;-DR-A;-25011 p1 (sec and ele), listed building consent application (D&A), heritage statement

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-A1O-203-03-DR-A;-11007M p1 (propo plan), 115-A1O-203-03-DR-A;-11007 p8 (propo plan), 115-A1O-203-03-DR-A;-24007M p1 (propo plan), 115-A1O-203-03-DR-A;-24007 p1 (propo plan), 115-ANO-203-03-DR-A;-80007 p4 (demo), 115-ANO-;;-00-DR-A;-00000 p5 (site), 115-ANO-;;-00-DR-A;-00001 p5 (location), 115-ANO-;;;-DR-A;-25011 p1 (sec and ele), listed building consent application (D&A), heritage statement

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 Notwithstanding the approved documents, this consent refers only to internal works and not to associated external windows, which are being assessed under another application.

Reason: in the interest of proper planning.

Informative(s):

- 1 The site is the third floor of a grade-II-listed, 19th-century, former railway ticket clearance house, now offices. The double-height ground floor features an original narrow gallery. In the 1990s, a full-height, full-width 4.7m-deep rear extension was added to the rear, increasing the building's footprint by around 50%.

The applicant wishes to insert a mezzanine to the rear of the space. He also wishes to demolish non-original partitions at the front of the space and improve the treatment of historic columns.

The third-floor area in question is one of secondary significance with few historic features. Its most characteristic element is its double height, which would be harmed by the insertion of mezzanines. However, since the back third of the building is non-historic, it could be said that the addition of vertical partitions in this area somewhat returns solidity and does not take the building further away from its historic condition.

It must be noted that this application specifically refers to internal works, so incidental mentions of external windows in the documents carry no weight.

Any works other than those specifically mentioned in the consented documents

are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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 grey rectangular background.

Daniel Pope
Chief Planning Officer