

Application ref: 2023/1096/L
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Scenario Architecture
10b Branch Place
London
N1 5PH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
124 A St Pancras Way
London
Camden
NW1 9NB

Proposal:

Internal alterations and reconfigurations to the two flats at 124 and 124A St Pancras Way, changing the existing three bedroom lower flat to a one bedroom basement flat. The upper flat will remain as a two bedroom flat.

Drawing Nos: Location Plan, LO-A-01; Block Plan, LO-A-02; Existing Site Plan, EX-A0.01, rev 1; Existing Lower Ground Floor Plan, EX-A1.01, rev 1; Existing Ground Floor Plan, EX-A1.02, rev 1; Existing First Floor Plan, EX-A1.03, rev 1; Existing Second Floor Plan, EX-A1.04, rev 1; Existing Roof Plan, EX-A1.05, rev 1; Existing Elevations, EX-A2.01, rev 1; Existing Elevations, EX-A2.02, rev 1; Existing Sections, EX-A3.01, rev 1; Existing Sections, EX-A3.02, rev 1; Proposed Site Plan, PR-A0.01, rev 1; Proposed Lower Ground Floor Plan, PR-A1.01, rev 1; Proposed Ground Floor Plan; PR-A1.02, rev 1; Proposed First Floor Plan, PR-A1.03, rev 1; Proposed Second Floor Plan, PR-A1.04, rev 1; Proposed Roof Plan, PR-A1.05, rev 1; Proposed Elevations, PR-A2.01, rev 1; Proposed Elevations, PR-A2.02, rev 1; Proposed Sections, PR-A3.01, rev 1; Proposed Sections, PR-A3.02, rev 1; Design and Access Statement, January 2023

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: Location Plan, LO-A-01; Block Plan, LO-A-02; Existing Site Plan, EX-A0.01, rev 1; Existing Lower Ground Floor Plan, EX-A1.01, rev 1; Existing Ground Floor Plan, EX-A1.02, rev 1; Existing First Floor Plan, EX-A1.03, rev 1; Existing Second Floor Plan, EX-A1.04, rev 1; Existing Roof Plan, EX-A1.05, rev 1; Existing Elevations, EX-A2.01, rev 1; Existing Elevations, EX-A2.02, rev 1; Existing Sections, EX-A3.01, rev 1; Existing Sections, EX-A3.02, rev 1; Proposed Site Plan, PR-A0.01, rev 1; Proposed Lower Ground Floor Plan, PR-A1.01, rev 1; Proposed Ground Floor Plan; PR-A1.02, rev 1; Proposed First Floor Plan, PR-A1.03, rev 1; Proposed Second Floor Plan, PR-A1.04, rev 1; Proposed Roof Plan, PR-A1.05, rev 1; Proposed Elevations, PR-A2.01, rev 1; Proposed Elevations, PR-A2.02, rev 1; Proposed Sections, PR-A3.01, rev 1; Proposed Sections, PR-A3.02, rev 1; Design and Access Statement, January 2023

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 proposal involves internal works to alter the division between two flats, part of a Grade-II-listed terrace house of the 1820s that makes a positive contribution to the Jeffrey's Street Conservation Area.

Specifically, the works involve building a partition across the foot of the basement stairs. These have a cupboard to their side, so no alteration to the banisters is necessary. In addition, in the hall at ground-floor level, a partition dividing the ground-floor-and-basement flat from the rest of the house is to be removed and the front room doorway reinstated, returning the hall to its original plan form and reconnecting the ground floor with the upper parts of the house.

Due to the limited extent of building fabric being affected by the works, and the works involving the reinstatement of elements to reflect the building's original internal layout, the special architectural and historic interest of the building, will be preserved. No external alterations are proposed.

No objections have been received.

A very similar application was granted in September 2017 to divide the single dwelling house into two flats. This has been partially implemented and the works are very similar to those which have been included within this proposal. As with the previous planning application, both flats would comply with space standards and would be dual aspect, which would ensure they receive an adequate amount of daylight and natural ventilation. As this permission has been partially implemented planning permission for the works have already been granted and therefore, this proposal solely focuses on the internal works to the listed building. 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer