

Application ref: 2023/2390/L
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Heritage Unlimited
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

28 Flat 5a
Arkwright Road
London
Camden
NW3 6BH

Proposal:

Regularisation of internal works carried out by previous owner

Drawing Nos: Site location plan; Design and Access Statement; Heritage Statement;

Drawing Numbered 2212.1184.EF.PF

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 **Site and Significance**

28 Arkwright Road is a detached house of 1891 (now converted to flats). Its significance includes its architectural design and materials, 1890s planform and 1890s internal fabric, its evidential value as a Victorian house in an accomplished Queen Anne Revival manner and its townscape value including

its positive contribution to the character and appearance of the conservation area.

Works to be brought under Consent

A previous owner has altered the planform of Flat Number 5.

Impact of Works on Significance

The property was already converted to flats at the time of the alteration to planform (conversion occurred before statutory designation). The alterations which have been made have therefore affected only the planform within Flat Number 5. Prior to the works it is clear that the planform of Flat 5 had already been altered to accommodate its conversion to flats (drawings from 1946 show a different arrangement to what existed before the works now extant). It appears that the fabric which was demolished to accomplish the alteration was largely post-1946 (other than a section of C19th wall which was already altered from its original form) and the arrangement which has been created is not considered to have resulted in any significant alteration to the significance of the asset or the ability to comprehend what its original planform is. The proposed works have not better revealed or enhanced significance but they have not harmed significance and are therefore considered to preserve significance.

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.

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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer