

Application ref: 2023/2260/L
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Date: 20 July 2023

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Kendalls Hall
Flat 1
New End
London
Camden
NW3 1DD**

Proposal:

Modification of 3 no. internal openings, including new doors, formation of 1 no. new opening. Refurbishment of 2 no. bathrooms and Guest WC. Modification of kitchen joinery at ground floor level.

Drawing Nos: KEH-P-201, KEH-P-200, KEH-P-100, KEH-P-001, KEH-X-201, KEH-X-200, KEH-X-100, KEHXDA01, 2350-S01-P1, Historic Plans.

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:

KEH-P-201, KEH-P-200, KEH-P-100, KEH-P-001, KEH-X-201, KEH-X-200, KEH-X-100, KEHXDA01, 2350-S01-P1, Historic 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.

Informative(s):

- 1 Kendall's Hall is a grade II listed former workhouse designed by HE Kendall Jnr and built in 1849. It was used later as a hospital and was converted to residential use in 1996-98. The building is built from brick with stucco dressings and quoins. It is three storeys with projecting two storey end pavilions.

The proposals are for alterations to three internal doorways and new cupboards in the kitchen.

The proportions of all three doorways are slightly altered. The doorways are located within non-historic walls that do not represent the historic plan form.

The new kitchen cupboards do not reach the full height of the room ensuring the spatial qualities can still be read.

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

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

Special 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 and the NPPF.

- 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 centered on the page.

Daniel Pope
Chief Planning Officer