

Application ref: 2022/5043/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 15 August 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Wardell Armstrong LLP  
Tudor House  
16 Cathedral Road  
Cardiff  
CF11 9LJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Regency Lodge**  
**Flat 1**  
**Adelaide Road**  
**London**  
**Camden**  
**NW3 5EE**

Proposal:

Upgrading existing gas supplies via installation of external gas pipe apparatus.  
Drawing Nos: CA12599-015A (basement plan), CA12599-012A (north ele), CA12599-011B (west and east eles), CA12599-018B (section), CA12599-009B (north and west eles), CA12599-010B (east ele), CA12599-019P0 (elbow joints), CA12599-021P0 (brackets), heritage statement, design & access statement, site plan, CA12599-020P0 (T joints), CA12599-013A (north ele), CA12599-017B (entrance door), CA12599-016A (corner detail)

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:

CA12599-015A (basement plan), CA12599-012A (north ele), CA12599-011B (west and east eles), CA12599-018B (section), CA12599-009B (north and west eles), CA12599-010B (east ele), CA12599-019P0 (elbow joints), CA12599-021P0 (brackets), heritage statement, design & access statement, site plan, CA12599-020P0 (T joints), CA12599-013A (north ele), CA12599-017B (entrance door), CA12599-016A (corner detail)

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 The site is a six-storey block of flats, garage and shops in brown brick around a courtyard by Atkinson & Anderson of 1938 in the Moderne style, listed grade II. It has group value with the adjacent Odeon cinema.

Its northern external elevation features substantial metal fire escapes, drainage and other services. The car park beneath is of limited historic interest.

The existing gas supply installations to this building are deemed to be worn out. Because of new regulations concerning the supply of gas, the replacement supply must be largely surface mounted. Clearly this has ramifications for the appearance of the listed building.

A new supply will enter the underground car park from the mains in the street via a vent on the south elevation. This will travel around the car park splitting into four 1" pipes that will emerge externally in the courtyard. A fifth will emerge behind the building. These five pipes will then travel across the elevations of the building in the manner shown in the drawings. Upon entering each flat, they will be connected to a meter.

None of the new pipes will be on external, street-facing elevations. However, the internal courtyard elevations also have considerable value. Consequently, at pre-app stage, the pipes have been:

- a) Reduced to the minimum necessary
- b) Rationalised to the fewest joints and connections possible
- c) Sited to run within folds and angles of the building, above canopies, under window sills, etc, to minimise their visibility.
- d) Coloured to match underlying surfaces
- e) Existing redundant external and internal services will be removed

While such interventions would often not be considered acceptable, in this case the building is extremely large, meaning that modest alterations of this sort will not overwhelm its character as they might on a single house.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer