

Application ref: 2023/1812/L  
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Ec1N8FH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Carriage Row**  
**163 Eversholt Street**  
**London**  
**NW1 1BU**

#### **Proposal:**

Installation of external plant equipment and medical gas storage area to the rear, with new steel gate; new openings to spine walls and internal staircase to the mezzanine level  
Drawing Nos: Q1075-102 (Rev A), 104 (Rev B), Q2201-01-100, 401 (Rev A), 402, 403, 404, 405 (Rev A), 406, 407, Heritage Statement (March 2023), Cover Letter (10/03/2023), Planning Compliance Report (10/02/2023)

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: Q1075-102 (Rev A), 104 (Rev B), Q2201-01-100,

401 (Rev A), 402, 403, 404, 405 (Rev A), 406, 407, Heritage Statement (March 2023), Cover Letter (10/03/2023), Planning Compliance Report (10/02/2023)

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.

- 4 The existing doorway that is being blocked as shown in Q1075-104 (Rev B) shall be blocked with masonry.

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 external alterations include new plant equipment around the back of the building and behind the existing wall. A small opening would be made in the wall and new metal gate installed, serving as an external access to the proposed plant. Due to their small scale and location at ground level at the rear of the building, these introductions are not significant and do not impact on the setting or character of the listed building

In terms of the internal alterations, an additional staircase and first-floor doorway are to be inserted in the southern room. In partial mitigation, an existing lateral ground-floor doorway is being blocked. An additional doorway is proposed at ground level into the modern part of the building, which is also proposed to be subdivided. This does constitute as less than substantial harm however the modest harm to the site is balanced by the value of finding an occupant for the space. A condition will also be placed on the application to ensure masonry is what is used to block the doorway.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies 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.

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