

Application ref: 2023/2557/L
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Date: 21 August 2023

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Twining Design
330 West End Lane
London
NW6 1LN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 3 27 Oakhill Avenue
London
NW3 7RD

Proposal: Refurbishment of windows and the removal of internal partition wall at second floor

Drawing Nos: GA-SITE-00, GA-BLOCK-00, Design and Access Statement, GA-DM-EL-03 A, GA-PR-EL-03 A, GA-PR-PL-02 A, GA-PR-PL-03 A, GA-PR-EL-01 A, GA-PR-EL-02 A, GA-DM-EL-01 A, GA-DM-EL-02 A, GA-DM-PL-01 A, GA-PR-PL-01 A, GA-DM-PL-02 A, GA-DM-PL-03 A

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: GA-SITE-00, GA-BLOCK-00, Design and Access

Statement, GA-DM-EL-03 A, GA-PR-EL-03 A, GA-PR-PL-02 A, GA-PR-PL-03 A, GA-PR-EL-01 A, GA-PR-EL-02 A, GA-DM-EL-01 A, GA-DM-EL-02 A, GA-DM-PL-01 A, GA-PR-PL-01 A, GA-DM-PL-02 A, GA-DM-PL-03 A

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 and policy SD2 of the Redington and Frognaal Neighbourhood Plan 2021.

Informative(s):

- 1 Reasons for granting listed building consent

The application site is a Grade II listed building within the Redington Frognaal Conservation Area. Its significance derives from its architectural design and materials, floorplan, townscape value and its evidential value as an early twentieth century building.

The proposal will repair and maintain existing windows. It will also add new draught excluders that will not be visible from the exterior of the property but will increase thermal performance. Given the proposals would retain and restore the existing windows, the building's appearance would be preserved and there would be no loss of historic fabric. This will ensure the significance of the listed building is preserved.

The removal of the non-original internal partition will return the internal layout to its original configuration. This is supported and is considered to provide heritage benefits. As such, the proposals would cause no material harm to the listed building.

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 policy D2 of the Camden Local Plan 2017 and policy SD2 of the Redington and Frognaal Neighbourhood Plan 2021. 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