

Application ref: 2023/1431/L  
Contact: Sam Fitzpatrick  
Tel: 020 7974 1343  
Email: [sam.fitzpatrick@camden.gov.uk](mailto:sam.fitzpatrick@camden.gov.uk)  
Date: 4 September 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)

TDC Architects  
2nd Floor  
13 Museum Street  
York  
North Yorkshire  
YO1 7DT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**St Johns Wood Care Centre**  
**48 Boundary Road**  
**London**  
**Camden**  
**NW8 0HJ**

Proposal: Various external alterations to the building including a new canopy and general improvements to the entrance, decorative planters along street elevation, soft landscaping works, and installation of x2 secure access gates to rear of the site.

Drawing Nos: Supporting documents: Design and Access Statement Revision A (prepared by TDC Architects, dated 18/08/2023); Heritage statement (prepared by TDC Architects, dated 27/03/2023); Arboricultural Impact Assessment (prepared by BHA Trees, dated 14/07/2023); Arboriculturalist's Report (prepared by BHA Trees, dated 29/06/2023); Tree Survey (prepared by BHA Trees, dated 27/06/2023); BS5837 2012 Tree Survey Site Plan (prepared by BHA Trees, dated 01/07/2023); Arboricultural Method Statement (prepared by BHA Trees, dated 14/07/2023). Drawings: AL(0)001; AL(0)010\_1; AL(0)010\_2; AL(0)010\_3; AL(0)050; AL(0)060; AL(1)110\_1\_B; AL(1)110\_2\_B; AL(1)110\_3; AL(9)904\_A; AL(1)150\_A; AL(9)905\_1\_A; AL(9)905\_2; AL(9)906\_A; AL(9)907\_1; AL(9)907\_2; AL(9)908\_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: AL(0)001; AL(0)010\_1; AL(0)010\_2; AL(0)010\_3; AL(0)050; AL(0)060; AL(1)110\_1\_B; AL(1)110\_2\_B; AL(1)110\_3; AL(9)904\_A; AL(1)150\_A; AL(9)905\_1\_A; AL(9)905\_2; AL(9)906\_A; AL(9)907\_1; AL(9)907\_2; AL(9)908\_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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The proposal relates to works to improve the landscape and external areas of the application site, which functions as a care home. These would include additions to the entrance area, installation of planters within the existing boundary wall, and installation of two new entrance gates to the rear of the property.

At the entrance to the care home, the existing level access ramp area would be finished with porcelain wall tiles and the walkway would be covered with a new canopy. This would be constructed of an aluminium frame with glass panels above. The entrance area would be lit with low-level LED uplighters, which would be in keeping with the general character of the area, provided they do not over-illuminate the entrance. To ensure this, a condition to this effect has been attached to the associated planning permission, 2023/0279/P, which would ensure that any lighting is appropriate in terms of design, conservation, and pedestrian safety. The frontage facing onto Boundary Road would be treated by introducing planting - both adjacent to the entrance access and also within the boundary wall recesses. These would be simple steel planters and lattice walls, containing herbaceous plants. There is also proposed to be new boundaries constructed around areas of soft landscaping, with a permeable resin surface and a stone border installed around the area of the existing trees to the front of the site. The materials used throughout the works to the entrance of the site are considered to read as in keeping with the surrounding structure and local character.

At the rear of the site, two access gates would be installed - one to Rowley Way and one to Ainsworth Way. The former would be for vehicular and pedestrian access and the latter just for vehicular access. Both would be constructed of PPC coated steel and would measure approximately 2m high. The proposed materials would match the existing building and the general area in style and appearance.

The works are not considered to harm the special architectural and historic interest of the listed boundary wall that forms part of the Alexandra and Ainsworth Estate; these walls appear detached from the main structure of the housing estate, and are not directly impacted by the application proposals, as the main section of boundary wall around the application site is contemporary to match the care home. The alterations are also not considered to harm the character and appearance of the conservation area.

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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2017 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



Daniel Pope  
Chief Planning Officer