

Application ref: 2023/3402/L  
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Date: 19 September 2023

**Development Management**  
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Ms Shirley Chan  
Flat 11 Rosalind Franklin House  
8E Kidderpore Avenue  
Hampstead Manor  
Camden  
NW3 7SU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1 Bay House**  
**10A Kidderpore Avenue**  
**London**  
**Camden**  
**NW3 7SU**

Proposal:

Addition of an internal timber door into the existing opening to the bedroom.

Drawing Nos: Heritage Statement Email; Floorplan\_Existing; Floorplan\_Proposed;  
Location Photographs

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:

Heritage Statement Email; Floorplan\_Existing; Floorplan\_Proposed; Location Photographs

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 application building at 10A Kidderpore Avenue (The Maynard Wing, Kings College) is Grade II Listed as on the National Heritage List for England (No. 1379251), and the site is also located in the Redington Froggnal Conservation Area. The three-story red brick building has been converted into 16 self-contained units (2015/4120/L). The proposed works relate to internal alterations to Lower Ground Floor Flat 1 in the street facing Bay House wing of the building, and include the addition of a door into an opening between the bedroom and hallway.

The proposed new door will be installed into an existing opening in a portion of wall that dates from the 2015 conversion into flats. Installation of the door will not result in the loss of historic fabric or modify the original planform, and the proposed timber materiality will align with the existing internal treatments.

Addition of the door will therefore not pose harm to the special historic interest and significance of the Listed Building, and as there will be no external changes, the character and appearance of the Redington Froggnal Conservation Area will also be preserved.

- 2 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 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