

Application ref: 2023/2164/L
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Date: 4 October 2023

Development Management
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London Borough of Camden
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www.camden.gov.uk/planning

Scenario Architecture
10b Branch Place
London
N1 5PH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**124 St Pancras Way
London
Camden
NW1 9NB**

Proposal:

Internal alterations at basement and ground floor level in association with reconfiguring flat layouts.

Drawing Nos: LO-A-01; EX-A0.01; EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; EX-A2.01; EX-A2.02; EX-A3.01; EX-A3.02; PR-A0.01; PR-A1.01; PR-A1.02; PR-A1.03; PR-A1.04; PR-A1.05; PR-A2.01; PR-A2.02; PR-A3.01; PR-A3.02;

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:

LO-A-01; EX-A0.01; EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; EX-A2.01; EX-A2.02; EX-A3.01; EX-A3.02; PR-A0.01; PR-A1.01; PR-A1.02; PR-A1.03; PR-A1.04; PR-A1.05; PR-A2.01; PR-A2.02; PR-A3.01; PR-A3.02;

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- b) Details showing the relationship of the ground floor door and architrave to the new kitchen units.

- c) Details of service runs for all new kitchens, demonstrating the relationship of new pipework with the structure of the building.

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:

124 St Pancras Way sits within the Grade II listed terrace of 13 houses, 4 with shops at ground floor and each of three storeys. The terrace dates to mid-1820s and constructed from stock brick and stucco under slate roofs. Each house has a two windows range with entrance doors to right reached up steps over basements with railing around lightwell.

The special interest of the building comes not only from its exterior and contribution it makes to the terrace as whole, but also as an example of an early 19th century house. The surviving plan form and features which survive, especially on the principal floors, contribute to this.

In 2017 planning and listed building consent application permission was

granted to subdivide the property into a basement flat with the ground, first and second floor a separate unit. To achieve this partitioning was required at the bottom of the basement stairs. However the scheme was incorrectly implemented with the ground and basement levels used as a separate unit and unauthorised partitions were inserted in the ground floor hall.

This application seeks to revert the building back to the condition it would have been in had the approved scheme been correctly implemented. This better reveals the ground floor hallway and character of the building being a single dwelling with the ground floor connected to the upper floors.

Other changes include installing new kitchens in both flats, but these will not affect any architectural features of note.

The proposed works will preserve the special architectural and historic interest of the building and therefore listed building consent should be granted.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road

closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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