

Application ref: 2023/2374/L
Contact: Alan Wito
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Date: 10 October 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

www.camden.gov.uk/planning

Emergent Design Studios
10c Bracknell Gardens
London
NW3 7EB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Presbytery
3 Holly Place
London
Camden
NW3 6QU

Proposal:

Installation of a new bathroom and WC in the front bedroom on the second floor.
Drawing Nos: Location plan (08-Jun-2023); STMH_SK_101 (date 18 August 2023);
STMH_SK_201;

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:

Location plan (08-Jun-2023); STMH_SK_101 (date 18 August 2023);
STMH_SK_201;

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 skirting shall be retained in place with all new partitions carefully scribed around.

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 application site comprises of two grade II listed terraced houses dating from circa 1816. The two buildings are now interconnected at a number of levels to provide the parish office and living space for the clergy on the upper floors. Internally some of the late Georgian features survive although some parts are more altered due to the interconnection of the buildings.

The building's architectural and historic interest is partly derived from being good examples of smaller, early nineteenth century terraced houses which include parts of the plan form and features. It also has a wider group value with the grade II* listed St Mary's Church and the grade II listed 1-8 Holly Place with which it forms part of a wider, largely symmetrical composition.

It is proposed to install an ensuite bathroom to the second floor front room by installing lightweight and reversible partitions. The room itself is modest in size and character, with a non-original cornice and modest historic skirting boards. Whilst the partitions will alter the plan form of the space they will not significantly erode the character or sense of scale of the room, with its original proportions clearly being evident. The impact on historic fabric will be minimal.

The route of both the water and extract services have been carefully considered to minimise the impact on historic fabric and the appearance of the interior. Pipework will run in the floor void and then into an altered section of the building (where the staircase was originally) whilst the extract will be boxed in the corner of the plain ceiling in the stairwell.

The proposed works will preserve the special interest of the listed building.

As the works are internal to a grade II listed building no public consultation was required.

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.

- 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 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.
- 4 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer