

Application ref: 2023/0267/L  
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Date: 11 October 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Arts Lettres Techniques  
33 Arlington Road  
London  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Fraser Regnart Court**  
**Southampton Road**  
**London**  
**NW5 4HU**

Proposal:

Erection of timber infill extension to west wing, ductwork openings, rendering rear of wings, underfloor heating system for north, south and west wing, removal of existing linoleum in community hall, plaster repairs, PV panels, air source heat pumps, external wall insulation, timber stud partition walls

Drawing Nos:

Heritage Impact Assessment: revised September 2023  
Design and Access Statement: revised September 2023

Existing situation:

SPA 200 Location plan 1:1250.pdf  
SPA 201 Site Plan 1:200 A2.pdf  
SPA 202 Roof Plan 1:200 A2.pdf  
SPA 203 North Range Ground Floor Plan 1:100 A2.pdf  
SPA 204 North Range First Floor Plan 1:100 A2.pdf  
SPA 205 North Range Front and Rear Elevations 1:100 A2.pdf  
SPA 206 West Range Ground Floor Plan 1:100 A2.pdf  
SPA 207 West Range First Floor Plan 1:100 A2.pdf  
SPA 208 West Range Front and Rear Elevations 1:100 A2.pdf  
SPA 209 South Range Ground Floor Plan 1:100 A2.pdf  
SPA 210 South Range First Floor Plan 1:100 A2.pdf  
SPA 211 South Range Front and Rear Elevations 1:100 A2.pdf  
SPA 212 Guest Accommodation Plan 1:50 A3.pdf

SPA 213 Guest Accommodation Section AA 1:50 A3.pdf  
SPA 214 Guest Accommodation Side Elevation 1:50 A3.pdf  
SPA 215 Guest Accommodation Rear Elevation 1:50 A3.pdf  
SPA 216 Hall Plan 1:50 A3.pdf  
SPA 217 Hall Section AA 1:50 A3.pdf  
SPA 218 Hall Section BB 1:50 A3.pdf  
SPA 219 Hall Elevation South 1:50 A3.pdf  
SPA 220 Hall Elevation West 1:50 A3.pdf

Drawings of proposed works:

SPA 301 Site Plan 1:200 A2.pdf  
SPA 302 Roof Plan 1:200 A2.pdf  
SPA 303 North Range Ground Floor Plan 1:100 A2.pdf  
SPA 304A North Range First Floor Plan 1:100 A2.pdf  
SPA 305A North Range Front and Rear Elevations 1:100 A2.pdf  
SPA 306 West Range Ground Floor Plan 1:100 A2.pdf  
SPA 307A West Range First Floor Plan 1:100 A2.pdf  
SPA 308A West Range Front and Rear Elevations 1:100 A2.pdf  
SPA 309 South Range Ground Floor Plan 1:100 A2.pdf  
SPA 310A South Range First Floor Plan 1:100 A2.pdf  
SPA 311A South Range Front and Rear Elevations 1:100 A2.pdf  
SPA 312 Guest Accommodation Plan 1:50 A3.pdf  
SPA 313 Guest Accommodation Section AA 1:50 A3.pdf  
SPA 314 Guest Accommodation Side Elevation 1:50 A3.pdf  
SPA 315 Guest Accommodation Rear Elevation 1:50 A3.pdf  
SPA 316 Hall Plan 1:50 A3.pdf  
SPA 317 Hall Section AA 1:50 A3.pdf  
SPA 318 Hall Section BB 1:50 A3.pdf  
SPA 319 Hall Elevation South 1:50 A3.pdf  
SPA 320 Hall Elevation West 1:50 A3.pdf  
SPA 321A Details Proposed 1:10 A1.pdf  
SPA 322 Hall Details Proposed 1:10 A1.pdf

Max Fordham and Partners  
20230913 Noise Modelling Design

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:

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SPA 206 West Range Ground Floor Plan 1:100 A2.pdf  
SPA 207 West Range First Floor Plan 1:100 A2.pdf  
SPA 208 West Range Front and Rear Elevations 1:100 A2.pdf  
SPA 209 South Range Ground Floor Plan 1:100 A2.pdf  
SPA 210 South Range First Floor Plan 1:100 A2.pdf  
SPA 211 South Range Front and Rear Elevations 1:100 A2.pdf  
SPA 212 Guest Accommodation Plan 1:50 A3.pdf  
SPA 213 Guest Accommodation Section AA 1:50 A3.pdf  
SPA 214 Guest Accommodation Side Elevation 1:50 A3.pdf  
SPA 215 Guest Accommodation Rear Elevation 1:50 A3.pdf  
SPA 216 Hall Plan 1:50 A3.pdf  
SPA 217 Hall Section AA 1:50 A3.pdf  
SPA 218 Hall Section BB 1:50 A3.pdf  
SPA 219 Hall Elevation South 1:50 A3.pdf  
SPA 220 Hall Elevation West 1:50 A3.pdf

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SPA 304A North Range First Floor Plan 1:100 A2.pdf  
SPA 305A North Range Front and Rear Elevations 1:100 A2.pdf  
SPA 306 West Range Ground Floor Plan 1:100 A2.pdf  
SPA 307A West Range First Floor Plan 1:100 A2.pdf  
SPA 308A West Range Front and Rear Elevations 1:100 A2.pdf  
SPA 309 South Range Ground Floor Plan 1:100 A2.pdf  
SPA 310A South Range First Floor Plan 1:100 A2.pdf  
SPA 311A South Range Front and Rear Elevations 1:100 A2.pdf  
SPA 312 Guest Accommodation Plan 1:50 A3.pdf  
SPA 313 Guest Accommodation Section AA 1:50 A3.pdf  
SPA 314 Guest Accommodation Side Elevation 1:50 A3.pdf  
SPA 315 Guest Accommodation Rear Elevation 1:50 A3.pdf  
SPA 316 Hall Plan 1:50 A3.pdf  
SPA 317 Hall Section AA 1:50 A3.pdf  
SPA 318 Hall Section BB 1:50 A3.pdf  
SPA 319 Hall Elevation South 1:50 A3.pdf  
SPA 320 Hall Elevation West 1:50 A3.pdf  
SPA 321A Details Proposed 1:10 A1.pdf  
SPA 322 Hall Details Proposed 1:10 A1.pdf

Max Fordham and Partners  
20230913 Noise Modelling Design

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 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.

- 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