

Application ref: 2023/3194/L  
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Date: 3 November 2023

**Development Management**  
Regeneration and Planning  
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Potter Raper Ltd  
Duncan House  
1A Burnhill Road  
Beckenham  
Bromley  
BR3 3LA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**83 Endell Street**  
**London**  
**Camden**  
**WC2H 9DN**

Proposal:

Replacement of pitched roof tiles with natural Welsh Slates

Drawing Nos: Heritage Statement; Existing Location & Block Plans; Location Plan;  
Existing Elevations; Proposed Elevations; Existing & Proposed Roof Plans.

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; Existing Location & Block Plans; Location Plan; Existing Elevations; Proposed Elevations; Existing & Proposed Roof Plans.

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 (delegated):

83 Endell Street, by E.M. Barry, is a polychrome brick building in Gothic revival style, built in 1860 as a school it is now in use as a hostel for the homeless. The building is Grade II listed and located within Seven Dials conservation area.

The proposal includes the replacement of the existing roof covering with natural Welsh slate. The flashings to parapet walls and dormers will also need to be replaced, where lead will be used.

The proposed work is considered to not to harm the architectural significance of the listed building.

The application has been advertised in the press and by means of a site notice. No responses were received.

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 2021 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer