

Application ref: 2023/1638/L
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UPP Architects + Town Planners
Atrium
The Stables Market
Chalk Farm Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
29 Conway Street
London
W1T 6BW

Proposal:

Internal and external alterations to facilitate the use of the property as 4 x self-contained residential flats

Drawing Nos: 029CO-A-01-001; 029CO-A-01-002; 029CO-A-02-101; 029CO-A-02-102; 029CO-A-03-101; 029CO-A-03-102; 029CO-A-03-103; 029CO-A-03-104; 029CO-A-03-105; 029CO-A-03-106; 029CO-A-05-101; 029CO-A-05-102; 029CO-A-06-101; 029CO-A-06-102; 029CO-A-06-103; 029CO-A-06-104; 029CO-A-DW-100; 029CO-A-02-001; 029CO-A-02-002; 029CO-A-03-001; 029CO-A-03-002; 029CO-A-03-003; 029CO-A-03-004; 029CO-A-03-005; 029CO-A-03-007; 029CO-A-05-001; 029CO-A-05-002; 029CO-A-06-001; 029CO-A-06-002; 029CO-A-06-003; 029CO-A-06-004;

Planning Statement from UPP Architect Planning and Heritage Statement from Cambridge Heritage dated March 2022.

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:

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 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all new windows (including jambs and new internal doors);

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting listed building consent.

The host building is 4 storeys plus basement Grade II listed terrace, which is 1 of 6 early 19th century houses. The significance of the terrace includes its architectural design and materials, floorplan, townscape value and its evidential value as an early nineteenth-century terraced building. The property was originally constructed as a single residence but until relatively recently has been in use as an HMO with all the subdivisions this use entails. There is no planning history located for the creation of the HMO units. The host building is located within the Fitzroy Square Conservation Area.

The proposal involves the creation of 4 x no. self-contained units and restoring the property closely to its original plan form. The Council's Conservation Officer was consulted and raised no objection to the proposed works which are considered to enhance and optimise the listed building. The layout of the flats are designed to minimise the internal alterations to the property to limit the

harm to the property and ensure the proposal maintains the original proportions and layouts of the room. It should be noted that no extensions are proposed and the external alteration being proposed would replace the existing UPVC windows with timber framed windows to the front elevation at first floor level.

At basement level, internal walls are proposed to create a separate bathroom. These alterations would not alter the original proportions of the rooms. Similar arrangements are proposed at ground floor level with existing doors to the main living accommodation. An original opening would be reinstated. At first floor level it is proposed that one of the existing doors would be sealed and an internal historic opening reinstated. As above, these changes are limited and do not alter the proportions of the rooms. The only other change is at third floor level where an existing bathroom will be subdivided to create two bathrooms.

At all levels it is proposed that the cornicing and original features would be retained and existing doors would be retained and sealed so as to be reversible intervention with no harm to the listed building. The removed doors would be reused elsewhere in the building and the applicant confirmed that if any doors are in such a poor state that they cannot be repaired, identical doors would be installed and a condition would be attached requiring details to be submitted and approved for any new replacement doors.

The works would replace unauthorised uPVC windows to the front of the property with historically accurate, timber framed sash windows which would improve the group value of the row of terraces. The heritage benefits are considered to outweigh any harm caused by the proposal.

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.

- 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 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer