

Application ref: 2023/4127/L
Contact: Alan Wito
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Date: 27 November 2023

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Clementine Blakemore Architecture
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**4 Leverton Street
London
NW5 2PJ**

Proposal:

Details to discharge Condition 4 (Details of railings, doors and windows) of listed building consent 2023/0508/L (dated 23/08/2023) for 'Enlargement of existing rear extension, installation of solar panels and rooflights to its roof and the main roof, installation of railings to front boundary and internal alterations'.

Drawing Nos: 4LS -120 Rev P1; 4LS - 410 Rev P1; 4LS - 411 Rev P1; 4LS - 412 Rev P1; 4LS - 413 rev P1; 4LS - 414 Rev P1; 4LS -503 Rev P1; 4LS - 700 Rev P1;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for approving condition:

The building forms part of a grade II listed terrace of 13 houses dating from circa 1845 and is grade II listed. The special interest of the buildings and the

wider group is that they are an unusual, for London, small scale residential street with distinctive decoration and paint scheme. Internally the building's layout remains largely intact and demonstrates the layout of a domestic building from this period. Some historic features survive.

Earlier this year listed building consent (2023/0508/L) was granted for:

"Enlargement of existing rear extension, installation of solar panels and rooflights to its roof and the main roof, installation of railings to front boundary and internal alterations."

Condition 4 of the consent required the submission of detailed drawings for the following:

a) Typical details of new railings

The proposed railings are of an appearance and use details and materials which are appropriate for the age and style of the building. Similar historic railings exist elsewhere on the street.

b) Plan, elevation and section drawings of all internal new doors

The proposed internal doors, where they exist in the historic part of the building are a four panel timber design which is appropriate to this part of the building. Where they are in the modern extension they are contemporary in appearance.

c) Plan, elevation and section drawings of all new window and door openings on the rear elevation of the rear extension.

The external doors and windows are modern in appearance, as they were shown on the approved drawings. Framing will be relatively slim and both will be recessed into the façade to give this elevation some sense of depth. This fits in with the overall character of the rear elevation of the building.

The proposed details meet the requirements of the condition and will ensure that the special interest of the listed building is preserved.

The application was advertised by means of a site notice, press notice and the local CAAC was notified. No responses have been received.

The site's planning history was taken into account when arriving at this decision.

- 2 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.

- 3 You are advised that all conditions relating to listed building consent granted on 31/5/23 (ref: 2023/0508/L) which need details to be submitted, have been approved.

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