

Application ref: 2021/0524/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
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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

Davies Architects
28 Elliott Square
London
NW3 3SU
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**48 Delancey Street
London
NW1 7RY**

Proposal:

Enlargement of Ground Floor rear infill extension, and internal alterations at First Floor including widening of a doorway and relocation of bathroom and utility cupboard (updated)

Drawing Nos: 48 Delancey DAS_RevA; Heritage Statement and Photographs; Existing GF Plan_DEL-EX-GA-02A; Existing 1F and 2F Plan_DEL-EX-GA-03; Existing Elevations_DEL-EX-GA-05; Existing Section A_DEL-EX-GA-06; Existing Section B_DEL-EX-GA-07; Existing Section C_DEL-EX-GA-08; Proposed GF Plan_PL-GA-02A; Proposed 1F and 2F Plan_PL-GA-03B; Proposed Elevations_PL-GA-05; Proposed Section A_PL-GA-06; Proposed Section B_PL-GA-07; Proposed Section C_PL-GA-08

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:

48 Delancey DAS_RevA; Heritage Statement and Photographs; Existing GF Plan_DEL-EX-GA-02A; Existing 1F and 2F Plan_DEL-EX-GA-03; Existing Elevations_DEL-EX-GA-05; Existing Section A_DEL-EX-GA-06; Existing Section B_DEL-EX-GA-07; Existing Section C_DEL-EX-GA-08; Proposed GF Plan_DEL-PL-GA-02A; Proposed 1F and 2F Plan_DEL-PL-GA-03B; Proposed Elevations_DEL-PL-GA-05; Proposed Section A_DEL-PL-GA-06; Proposed Section B_DEL-PL-GA-07; Proposed Section C_DEL-PL-GA-08

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 application building at 48 Delancey Street Grade II on the National Heritage List for England (No. 1067393), it is also located in the Camden Town Conservation Area. The property is located on the north side of Delancey Street centrally in the terrace of 11 mid-19th century houses. It is three stories with a self-contained basement level flat, and of yellow stock brick construction with stucco ground floors and moulded architraved joinery. In 2014 consent was granted for the construction of a mansard roof addition, rear first floor closet wing extension, and ground floor and basement glazed infill extensions (2014/7172/P).

The subject application seeks to further extend the ground-floor glazed infill and make internal alterations at First Floor, including the widening of a doorway and relocation of bathroom and utility cupboard.

The proposal has been amended during the course of the application to omit parts of the scheme in order to better preserve the special interest of the Grade II Listed Building. This included omitting the further enlargement of Ground Floor and First Floor openings.

The contemporary glazed ground floor infill will be extended a further 600mm to align with the rear elevation of the existing closet wing and will be detailed to match the existing structure. It is therefore considered that the extension would retain legibility as a later addition, not involve the loss of additional historic fabric and will remain subservient when viewed in context with listed host building.

Works to the planform at first floor will restore this level to a more traditional configuration with the relocation of the bathroom to the rear closet wing and

restoration of a more traditional door configuration between the front and rear rooms.

There will be no alteration to the front façade of the building and the character and appearance of the Camden Town Conservation Area will therefore be retained.

It is therefore considered that there will be no harm posed to the special architectural and historic interest of the Listed Building or the character and appearance of the Camden Town Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby an objection was received from the Camden Town Conservation Area Advisory Committee. This objection was formally withdrawn 13 December 2021 as amendments to the plans omitted the highlighted areas of concern.

- 2 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.

- 3 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