

Application ref: 2023/3952/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
Date: 27 November 2023

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

Steven Gray Design Limited
36 Lakeside Crescent
Barnet
EN48QJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
88 Pratt Street
London
Camden
NW1 0DL

Proposal:
Proposed internal alterations to ground floor
Drawing Nos: Site location plan, Heritage Statement, and drawings numbered:
3125/2D; 3125/1B

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.

Informative(s):

- 1 Site and Significance

88 Pratt Street is part of a terrace of GII listed early C19th townhouses. Its significance includes its architectural design and materials, planform, evidential value as a C19th house and its townscape value including its contribution to the character and appearance of the conservation area.

Proposed Works

To board over one side of the internal door between the entrance hall and the front room at ground floor level.

Impact of Proposed Works on Significance

The door in question dates from the late 1970s and although it emulates the appearance of a C19th doorway it is not especially accurate in its moulding profiles. However, it is in the correct location (it clearly replaced the original door) and therefore has evidential value in establishing the historic planform and circulation of the building as originally designed.

It is proposed to board the room-side of the door in plasterboard. This harms the evidential value of the opening on the room-side but retains the value on the hall-side and anyone experiencing the building internally would be able to appreciate the intended historic circulation. The alteration would not result in the loss of historic fabric and would be easily reversible. Therefore there is no harm to the significance of the heritage asset in terms of historic fabric or its special architectural and historic character.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer