

Application ref: 2023/3663/L
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Sara Bravatto
10G Regent's Park Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

10 Flat G
Regent's Park Road
London
Camden
NW1 7TX

Proposal:

Refurbish the interior of the flat: renovate the existing external windows and replace the secondary glazing, remove the thermoplastic floor tiles and replace with electric underfloor heating and vinyl, rewire throughout, replace bathroom fixtures and fittings, replace lower kitchen cabinets and install new fixtures and fittings, remove gas water heater and install an electric water heater.

Drawing Nos: Location Plan; Heritage Statement; Design and Access Statement;
Current Floor Plan; Proposed Floor Plan; Materials Supplement.

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:

Location Plan; Heritage Statement; Design and Access Statement; Current Floor Plan; Proposed Floor Plan; Materials Supplement.

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):

10 Regent's Park Road is a block of ten flats designed by Erno Goldfinger for a co-operative of residents between 1954-6. Located within Primrose Hill Conservation Area, the building is distinctive due to its contrasting modern architectural style and materials.

The property was listed in 1998 (Grade II). The list entry is expansive and gives a useful insight into why the building is considered of architectural significance. The listing also notes:

The flats are also important in their own right as one of Goldfinger's most successful and least altered domestic works, and as a most interesting example of how ten flats could be provided on a tiny gap site.

Given the observation within the list description that this is one of Goldfinger's least modified domestic buildings every effort has been made to ensure that further detail/character is not lost.

Unfortunately, the thermal performance of the building is poor, and it is acknowledged that this aspect needs to be addressed.

The preference is for retention and up-grading of original components wherever possible over like-for-like replacement; however, it is also understood that in some instances replacement/ replication may well be the only practical option.

Features which are unique to the apartment block such as the central staircase, internal metal doorframes, the bi-directional folding door between the kitchen and the living room in some flats, the polycarbonate flat letters and

numbers identify units on the communal stair, the original paint scheme, all should be retained and where necessary repaired.

No.10 Regent's Park Road reflects Goldfinger's interest in modernist architecture, as well as the building of affordable practical housing. The 1950s appearance and character of the apartments are an important part of the building's significance, and every effort should be made to retain their retro-appearance.

The application has been advertised in the press and by means of a site notice. The Twentieth Century Society was consulted but did not comment. Observations from the Primrose Hill CAAC have been taken into account.

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



Daniel Pope
Chief Planning Officer