

Application ref: 2023/4743/L  
Contact: Sam Fitzpatrick  
Tel: 020 7974 1343  
Email: [sam.fitzpatrick@camden.gov.uk](mailto:sam.fitzpatrick@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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Crawford and Gray Architects Ltd  
7  
Marylebone Lane  
London  
W1U 1DB

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**48 Mornington Terrace**  
**London**  
**NW1 7RT**

Proposal: Various internal and external alterations to rectify planning breaches, including: reinstatement of original features and planform, demolition and replacement of existing rear extension, and replacement of existing windows.

Supporting documents: Combined Planning, Heritage, and Design & Access Statement (prepared by Crawford and Gray Architects, dated September 2023); Heritage Statement (prepared by Heritage & Planning Limited, dated September 2023); 516.PH.101; 516.P101; 516.P102; 516.P103; 516.P104; 516.P105.

Drawings: 516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101\_A; 516.102\_A; 516.103\_A; 516.104\_A.

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: 516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101\_A; 516.102\_A; 516.103\_A; 516.104\_A; 516.PH.101.

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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application site is a Grade II listed building located in the Camden Town Conservation Area. The property dates from the 19th century and is significant as a result of its architectural design and materials, planform, evidential value as a historic terraced house, and group value with its neighbours and positive townscape value within the conservation area.

Planning permission and listed building consent are sought for various works to make good and rectify various planning breaches resulting from unlawful works carried out by a previous owner. Although permission was previously granted in 2014 for external and internal works associated with the erection of a single storey rear extension and replacement of windows, the works that took place did not comply with that permission and this application now seeks to rectify these unlawful alternations and regularise all outstanding matters.

The breaches of listed building consent (and in some part planning) relate to items such as the enlargement and replacement of a front window at lower ground level, the removal of a spine walls, the removal of the lower ground internal staircase, the reordering of front garden basement steps, the replacement of windows with double glazed units, the replacement of marble chimneypieces, the removal of room partitions and installation of metal frame replacements, the removal of plaster ceilings and wall plaster, the installation of floor-boarded ceilings, and all works relating to the rear extension.

In order to bring all unauthorised works under a lawful condition, the applicant has proposed works to reinstate the building's significance where it has otherwise been lost. It is proposed to reinstate all windows with single glazed timber sash replacements that would have slender glazing bars to match the originals. Where dimensions were altered, the original proportions would be reinstated, including restoring the higher cill level. Original spine walls are to be reinstated including with door openings, and double doors and architraves are to be reinstated between the principal rooms at ground floor level. Marble chimney pieces and hearths are to be reinstated with fireplaces similar to those removed, that would be of a mid-19th century design. The rear extension

would be replaced with a new extension matching the previously approved extension, with a slight modification of French doors and steps to the rear for access to the garden. Where timber ceilings have been introduced, these will be removed and replaced with plasterboard and painted ceilings. The plastic drainage pipe from the second-floor bathroom would also be replaced by a painted cast iron one.

It is considered that all the works of reinstatement address the breaches and reinstate the property to a lawful condition commensurate with its significance as a designated heritage asset. The proposal has been reviewed by the Council's Conservation Officer, who has confirmed that the proposed works reinstate significance in areas where it had been lost due to the unlawful works, and as such would return the property to a lawful condition that is consistent with the significance of the listed building and its contribution to the character and appearance of the conservation area.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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