

Application ref: 2023/4657/L
Contact: Alan Wito
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Date: 22 December 2023

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Clem Blakemore Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**10 Leverton Street
London
Camden
NW5 2PJ**

Proposal:

Details of internal doors, external doors and windows required by condition 4 b) and c) of listed building consent [2023/1743/L] dated 23/8/23 internal alterations and a ground floor rear extension.

Drawing Nos: 10LS-201 Rev P2; 10LS-410 Rev P1; 10LS-411 Rev P1; 10LS-412 Rev P1; 10LS-413 Rev P1; 10LS-414 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 building 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 (2023/1743/L) was granted for:

"Interior alterations including reinstatement of original features and staircase to original location; installation of new bathroom in loft and at ground-floor level; associated interior works; demolition of existing rear extension and erection of new single-storey rear extension; installation of rooflight and PV solar panels; new window at rear; and associated exterior alterations."

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

b) Plan, elevation and section drawings of all internal new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The proposed internal doors folding doors are designed with well proportioned, recessed panels which fit in with the age and style of the building. As the ground floor toilet is a modern insertion a more contemporary design is appropriate.

c) Plan, elevation and section drawings, including materials, jambs, head and cill, 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. The framing for the window will be slim which fits in with the overall character of the rear elevation of the building. The door is recessed into the façade which gives a sense of depth to the elevation.

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.

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.

- 2 You are reminded that conditions 4a) details of metalwork of listed building consent granted on 23/8/23 (ref: 2023/1743/L) is outstanding and require details to be submitted and 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