

Application ref: 2023/3350/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**31 Charrington Street
London
Camden
NW1 1RE**

Proposal:

Works of refurbishment including replacement of the existing roof and renewal with natural slate, replacement of decayed roof timber beams as necessary, reinstatement of the rainwater system, introduction of ventilation and insulation, refurbishment of lead valleys and flashings. Erection of temporary scaffolding and roof cover to protect work area. The proposal will maintain the butterfly style roof and retain any natural roof slates that are existing.

Drawing Nos: 31, 33, & 35 Charrington Street Schedule of Works; Method Statement; Heritage Statement; Design and Access Statement; Roof Plan, Elevations & Site Location Plan as existing; Roof Plan & Elevations as proposed.

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:

31, 33, & 35 Charrington Street Schedule of Works; Method Statement; Heritage Statement; Design and Access Statement; Roof Plan, Elevations & Site Location Plan as existing; Roof Plan & Elevations as proposed.

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):

No.31 Charrington Street is one of a terrace of 14 houses, built c1845. The terrace was listed Grade II on 5 October 1998.

Consent for war damage repair was granted in 1954 for several of the houses in Charrington Street, however the planning history for the terrace is subsequently silent.

The main building is formed of stock brick with stuccoed parapet, with a concealed artificial slate tiled butterfly roof. The original roof covering for the terrace was natural slate, however, all roofs were replaced with artificial slates in the last 5-7 years.

The proposal is to replace the artificial slates and reinstate the building to its original design using natural slates.

The proposed works are considered to enhance the significance of the heritage asset.

The application has been advertised in the press and by means of a site notice.

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

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

Daniel Pope
Chief Planning Officer