

Application ref: 2023/4801/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 24 January 2024

**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)

**SYNTHESIS ARCHITECTURE AND WELLBEING LTD**  
34 Park West  
Edgware Road  
London  
W2 2QG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Regency Lodge**  
**Flat 49**  
**Adelaide Road**  
**London**  
**Camden**  
**NW3 5ED**

Proposal:  
Internal works  
Drawing Nos: Block plan, AO2 (plan exist), A03 (ele exist), A04 v 1 (demo) A05 v 1 (plan propo) A06 v 1 (ele propo), A07 v 1 (plan propo)

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:

Block plan, AO2 (plan exist), A03 (ele exist), A04 v 1 (demo) A05 v 1 (plan propo) A06 v 1 (ele propo), A07 v 1 (plan propo)

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 The site is a grade-II-listed mansion block of 1938. A generous hallway opens through glazed doors into an early example of an open-plan space with a curved Crittall ribbon window.

Unusually for this block, the flat retains its historic metal-framed windows. Advice was issued regarding retention of historic fabric and installation of secondary glazing.

The applicant wishes to carry out minor partition alterations affecting bathrooms and to demolish a large non-original fitted cupboard. A proposal to demolish and relocate the spine wall was removed from the scheme for reasons of: harm to plan form; loss of historic fabric; and structural uncertainty.

The doorway of bathroom 2 is being moved into a former doorway, now blocked.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 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