

Application ref: 2023/2898/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@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
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Ferncroft Avenue
London
Camden
NW3 7PG

Proposal:

Internal alterations including the reconfiguration of the lower ground, upper ground, first and second floor layout, removal of non-original partitions and staircase, removal of false ceilings, relocation, creation and adjustment to door openings, replacement skirtings, replacement of coffered ceilings with cornices and internal decoration throughout walls and ceilings

Drawing Nos: PA07 (partial lighting plan), EX01 (exist plan), PA01 p01 (propo plan)

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:

PA07 (partial lighting plan), EX01 (exist plan), PA01 p01 (propo plan)

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 semi-detached house of 1902 by Quennell, converted into flats and making a positive contribution to the Redington Froggnal Conservation Area.

The applicant wishes to carry out internal works to return it to being a single house. It is considered that the proposals tend to return the site towards its historic form so are not harmful.

A partial lighting plan has been provided showing only surface-mounted lighting in the dining room. Recessed downlighting in historic volumes elsewhere in the house is unauthorised and may be subject to enforcement action.

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