

Application ref: 2023/5032/L  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@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)

Ashby Building Surveyors  
4 Castle Gate  
Castle Street  
Hertford  
SG14 1HD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**28 Chalcot Square**  
**London**  
**NW1 8YA**

#### **Proposal:**

Conversion of 2x flats into single family dwellinghouse. Erection of single storey lower ground floor rear extension. Replacement of front and rear external staircases at ground & lower ground. Replacement rear ground floor door and replacement fenestration within front lightwell at lower ground. Replacement of 2x single glazed rear windows at 3rd floor. Replacement of 1 existing rear rooflight and installation of 2 additional rooflights. Replacement of roof slate where required. Replacement of UPVC rainwater goods with cast metal. Internal alterations.

Drawing Nos: All with prefix (638 GA): 010 Rev.PR2; 011 Rev.PR2; 100 Rev.PR4; 101 Rev.PR3; 102 Rev.PR3; 103 Rev.PR2; 105 Rev.PR2; 106 Rev.PR2; 107 Rev.PR2; 110 Rev.PR3; 111 Rev.PR2; 112 Rev.PR2; 120 Rev.PR9; 121 Rev.PR5; 122 Rev.PR5; 123 Rev.PR2; 130 Rev.PR5; 131 Rev.PR2; 132 Rev.PR2; 140 Rev.PR5; 141 Rev.PR2; 142 Rev.PR2; 150; 151; 152; 160; 161; 162; 170 Rev.PR5; 171 Rev.PR2; 172 Rev.PR2.

All with prefix (638 E): 200 Rev.PR3; 201 Rev.PR2; 210 Rev.PR4; 211 Rev.PR3; 220; 221; 230; 231; 232; 233; 240; 241; 242; 243; 244; 245.

All with prefix (638 S): 300 Rev.PR3; 310 Rev.PR3; 320 Rev.PR5.

All with prefix (638 D): 400 Rev.PR2; 401 Rev.PR3; 410 Rev.PR2; 411 Rev.PR2; 420

Rev.PR2; 421 Rev.PR1; 422 Rev.PR1; 423 Rev.PR1; 424 Rev.PR1; 425 Rev.PR1; 430 Rev.PR2; 431 Rev.PR2.

All with prefix (SH\_): 01; 02 Rev.PR3; 03 Rev.PR3; 04; 05; 06; 07; 08 Rev.PR2; 09 Rev.PR2; 10 Rev.PR3.

Planning, heritage and design and access statement by Gravity design dated Oct 2023.

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:

All with prefix (638 GA): 010 Rev.PR2; 011 Rev.PR2; 100 Rev.PR4; 101 Rev.PR3; 102 Rev.PR3; 103 Rev.PR2; 105 Rev.PR2; 106 Rev.PR2; 107 Rev.PR2; 110 Rev.PR3; 111 Rev.PR2; 112 Rev.PR2; 120 Rev.PR9; 121 Rev.PR5; 122 Rev.PR5; 123 Rev.PR2; 130 Rev.PR5; 131 Rev.PR2; 132 Rev.PR2; 140 Rev.PR5; 141 Rev.PR2; 142 Rev.PR2; 150; 151; 152; 160; 161; 162; 170 Rev.PR5; 171 Rev.PR2; 172 Rev.PR2.

All with prefix (638 E): 200 Rev.PR3; 201 Rev.PR2; 210 Rev.PR4; 211 Rev.PR3; 220; 221; 230; 231; 232; 233; 240; 241; 242; 243; 244; 245.

All with prefix (638 S): 300 Rev.PR3; 310 Rev.PR3; 320 Rev.PR5.

All with prefix (638 D): 400 Rev.PR2; 401 Rev.PR3; 410 Rev.PR2; 411 Rev.PR2; 420 Rev.PR2; 421 Rev.PR1; 422 Rev.PR1; 423 Rev.PR1; 424 Rev.PR1; 425 Rev.PR1; 430 Rev.PR2; 431 Rev.PR2.

All with prefix (SH\_): 01; 02 Rev.PR3; 03 Rev.PR3; 04; 05; 06; 07; 08 Rev.PR2; 09 Rev.PR2; 10 Rev.PR3.

Planning, heritage and design and access statement by Gravity design dated Oct 2023.

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 Reason for granting consent:

The application building is a Grade II listed terraced house of the 1850s. All the houses in the square are listed at GII and Number 28 falls under the group listing of the east side (Numbers 20-28). The site is also located in the Primrose Conservation Area. The development is for the conversion of 2 flats into single family dwellinghouse and erection of single storey lower ground floor rear extension. In addition, various replacement and insertion of fenestration and staircases are proposed.

The proposal would modestly extend to the rear by 1.8m at lower ground floor. It will have a sloping roof with a maximum height of 3.6m. There would be no public views given its siting at the rear and no views from the adjoining neighbours gardens as it would be screened by the existing side boundary walls. The proposed extension does not require the loss of any C19th fabric, does not prejudice the integrity of an intact part of the adjoining historic planform. Sufficient garden space would be retained. Given its modest footprint and height, it would appear subordinate in relation to the host property and it would not appear out of character with the prevailing pattern of development and would be acceptable in this instance. The extension will be brick with timber fenestration to match the existing which is acceptable.

The two existing rear windows at 3rd floor level are currently in poor condition. They date from 1970 and their replacement is acceptable in principle. As they are also clearly designed to reflect the appearance of the historic parts of the building and their replacement with double glazing would not be acceptable. Secondary glazing or thermally improved single glazing as proposed would be acceptable. The proposed rear rooflights are acceptable in scale, location and appearance.

The existing front and rear metal modern external staircases from lower to upper ground will be replaced with that of a similar appearance which would be acceptable. The roof will be retained and the damaged Welsh slate will be replaced where necessary. The replacement of UPVC rainwater goods with cast metal is seen as an enhancement.

With the front rear lightwell at lower ground floor, the existing door and window will be swapped. There is no objection to this given its location at lower level.

An internal ramp is proposed in the ground floor kitchen to mitigate the existing step. This ramp is to be built up on top of the existing floor and so could be reversed in the future if necessary. The hob grate on the fireplace at ground floor would be preserved which is welcomed. Repair work to address an

internal leak is proposed. The proposed works to address this are that ties will be installed to the rear extension party wall, concrete coping to the 1st floor rear extension will be replaced with dpm under. These works only affect C20th fabric. At 3rd floor splice repair of joists will be undertaken and decayed boards replaced with like-for-like materials. These works comprise like-for-like repair of damaged fabric and do not result in unacceptable harm.

The development is not considered to pose harm to the historic fabric or significance of the listed host building, or group setting.

No objections were received during the consultation period. The Primrose Hill CAAC raised no objection but did comment that they regret the form of proposed door handle to the front door, but understand it is for accessibility reasons, and is readily replaceable. The Council's Conservation officer notes this is acceptable as it is not replacing an historic door, it has limited public views, and it is easily replaceable. The planning history of the site and surrounding area were taken into account when coming to this decision.

- 2 Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development 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.

- 3 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



Daniel Pope  
Chief Planning Officer