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Mr D Zuk  
Regeneration and Planning  
London Borough of Camden  
Camden Town Hall  
London  
WC1H 8ND

24 August 2022  
OUR REF: 22\_10ts\_rlbc

Dear Mr D Zuk

**10 THANET STREET LONDON WC1H 9QL**  
**REVISED LISTED BUILDING CONSENT APPLICATION TO 2023/3578/L**  
**SUPPORTING PLANNING DESIGN & ACCESS STATEMENT**

**Introduction / Purpose of Application**

1. On behalf of the applicants, Mr R Ambrose and Ms S Gould, please find enclosed a listed building consent to amend **2023/3578/L** which was approved on 23 November 2023 and permitted the following development:

**“Erection of single-storey lower ground floor rear extension. Installation of PV solar panels on main roof. Associated internal and external works.”.**

2. The following information is lodged with the application:
  - Amended Plans.
  - Location Plan.
  - Application Form.
  - Original Heritage Statement.
  - Supporting Planning Statement (below).
3. The purpose of the application is to amend the position of the external stairs on the lower ground floor extension which have been revised following dialogue with the residents at the neighbouring property. The proposal also seeks a minor alteration to the width of the internal opening between the kitchen and living room.
4. An accompanying Non-Material Amendment application to amend planning permission 2023/2757/P is lodged in conjunction with this submission for listed building consent.

## **Revised Proposal**

5. The main change to the approved development is to incorporate the external stairs within the mass of the approved lower ground floor extension. This means the stairs do not extend out over the extension and do not project as far as the approved external stairs, as shown in the below image.

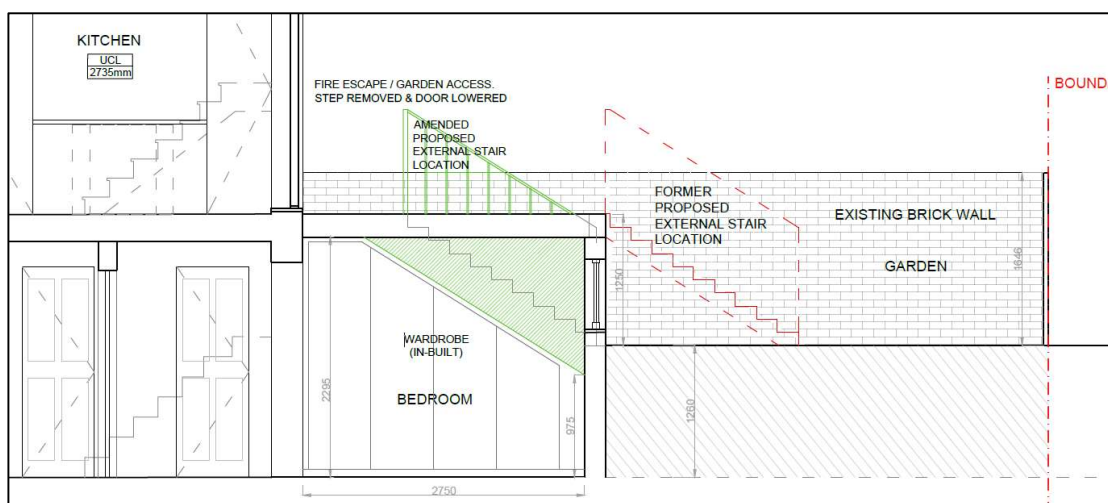


Figure 1: Amended section/side elevation showing relocated stairs.

6. The external stairs now reflect the layout of the existing external staircase at the property.
7. All other external components which were approved under listed building consent **2023/3578/L** remain the same.
8. The only other minor change is to amend the width of the internal opening between the kitchen and living room, as shown below.

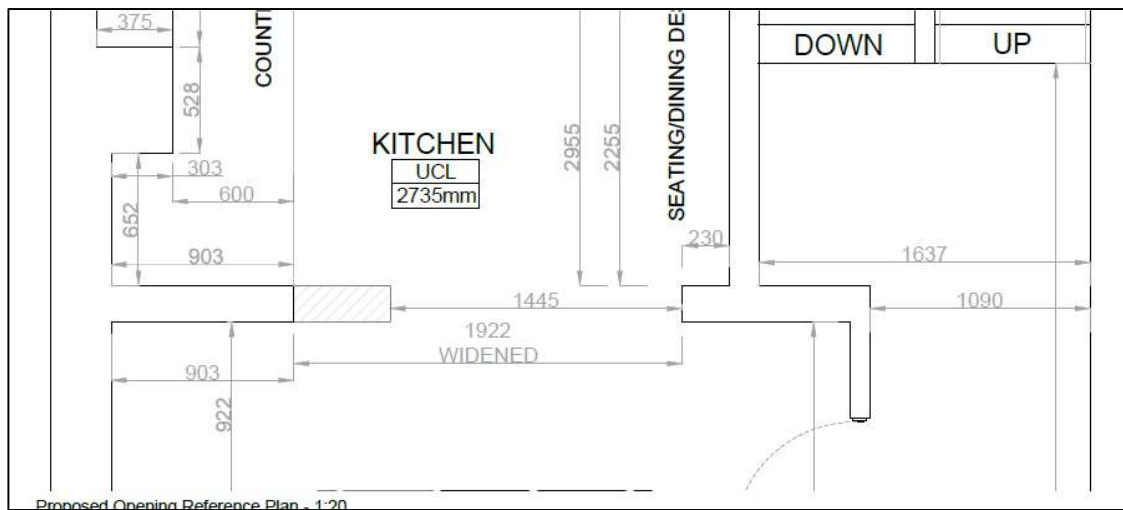


Figure 2: Internal alteration to opening between the kitchen and living room.

### **Planning Merits**

9. The following considerations have been assessed as part of this revised listed building consent:
  - Heritage / Design
  - Residential Amenity

### **Heritage / Design**

10. The only external change to the approved scheme permitted under **2023/3578/L** is to incorporate the external stairs into the mass of the approved extension. This will minimise the prominence of the staircase and reflect the current arrangement on site. The external stair will appear comfortably on the rear elevation of the building and will not have any impact on the significance of the heritage asset.
11. The only internal change is to slightly amend the width of the opening between the kitchen and living room. This will involve the minimal removal of existing building fabric and will retain the legibility of the plan form at ground floor level. On this basis this is considered an acceptable intervention.
12. On the basis of the above, the proposed amendments are acceptable from a heritage perspective and will be Section 16 of the NPPF 2023 and the Camden Local Plan 2017 and associated Supplementary Planning Guidance and Conservation Area Management Guidelines.

### **Residential Amenity**

13. The alteration to the staircase will enhance the relationship between the property and the neighbouring dwellings. The amended proposal reflects the existing relationship on site and will therefore maintain the status quo in terms of privacy and light.
14. The internal change will have no impact on adjoining residents.
15. For the above reasons, the amended proposal will be in accordance with Section 12 of the NPPF, Policy D6 of the London Plan and Policy A1 of the Camden Local Plan

### **Conclusion**

16. In view of the above, it is concluded that the amendments proposed to listed building consent **2023/3578/L** are consistent with the aims and detailed requirements of the National Planning Policy Framework and the Development Plan and as such, should be given listed building consent.
17. I trust that the above is of assistance. Please do not hesitate to contact me if you require any further information.

Yours sincerely



Neal Thompson BSc (Hons) MSc MRTPI  
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