

Application ref: 2023/3965/L
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Date: 27 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Miltiadou Cook Mitzman Architects LLP
3rd Floor
10-12 Emerald Street
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WC1N 3QA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Rothwell Street
London
NW1 8YH

Proposal:
Demolition of existing rear projection and erection of a two storey rear extension, upward extension to improve access to existing roof, other minor external works and internal alterations.

Drawing Nos: 394-DWG-1002-P3, 394-DWG-1010-P2, 394-DWG-1025-P2, 394-DWG-1024-P2, 394-DWG-1026, 394-DWG-1030, 394-DWG-1021, 394-DWG-1020, 394-DWG-1005, 394-DWG-1007, 394-DWG-1003, 394-DWG-1004, 394-DWG-000, 394-DWG-1001 (all drawings rev. P1 unless stated).

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:

394-DWG-1002-P3, 394-DWG-1010-P2, 394-DWG-1025-P2, 394-DWG-1024-P2, 394-DWG-1026, 394-DWG-1030, 394-DWG-1021, 394-DWG-1020, 394-DWG-1005, 394-DWG-1007, 394-DWG-1003, 394-DWG-1004, 394-DWG-000, 394-DWG-1001 (all drawings rev. P1 unless stated).

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of the new garden stairs at a scale of 1:10, plus specifications of finishing materials.
- b) Plan, elevation and section drawings of all new fireplaces at a scale of 1:10.
- c) Plan, elevation and section drawings of all new joinery at a scale of 1:10.
- d) Plan, elevation and section drawings of all new floor finishes at a scale of 1:10.

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 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.
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer