

Application ref: 2024/0690/L  
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**Development Management**  
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Robinson Escott Planning  
Downe House  
303 High Street  
Orpington  
BR6 0NN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**10 Thanet Street**  
**London**  
**WC1H 9QL**

#### Proposal:

Variation to approved drawings of Listed Building Consent 2023/3578/L (dated 23/11/2023) for 'Amalgamation of existing 2x flats into single dwellinghouse. Erection of single-storey lower ground floor rear extension. Installation of PV solar panels on main roof. Associated internal and external works'. Amendments include repositioning the rear external stairs and minor interior works.

Drawing Nos: DR-03-000, DR-03-001, DR-03-002, DR-03-003, DR-03-004, DR-03-005 Rev C, DR-03-005A Rev A, DR-03-006 Rev C, DR-03-007 Rev C, DR-03-008 Rev B, DR-03-009 Rev B, DR-04-001, DR-04-002 Rev C, DR-04-003, DR-04-004 Rev A, DR-04-005 Rev A, DR-05-001, DR-05-002 Rev B, DR-05-003, DR-05-004 Rev D, DR-05-005 Rev C, DR-05-006 Rev B, DR-60-001 Rev C, DR-60-002 Rev C, DR-60-003 Rev C, DR-65-001 Rev C, DR-65-002 Rev C, DR-65-003 Rev C, DR-65-004 Rev C, DR-72-001 Rev B, DR-72-002 Rev B, DR-72-003, DR-74-001, DR-74-002, DR-74-003, Heritage Statement, Planning Design and Access Statement

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:

DR-03-000, DR-03-001, DR-03-002, DR-03-003, DR-03-004, DR-03-005 Rev C, DR-03-005A Rev A, DR-03-006 Rev C, DR-03-007 Rev C, DR-03-008 Rev B, DR-03-009 Rev B, DR-04-001, DR-04-002 Rev C, DR-04-003, DR-04-004 Rev A, DR-04-005 Rev A, DR-05-001, DR-05-002 Rev B, DR-05-003, DR-05-004 Rev D, DR-05-005 Rev C, DR-05-006 Rev B, DR-60-001 Rev C, DR-60-002 Rev C, DR-60-003 Rev C, DR-65-001 Rev C, DR-65-002 Rev C, DR-65-003 Rev C, DR-65-004 Rev C, DR-72-001 Rev B, DR-72-002 Rev B, DR-72-003, DR-74-001, DR-74-002, DR-74-003, Heritage Statement, Planning Design and Access Statement

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 Reasons for granting consent.

Listed Building Consent for a lower ground floor rear extension and associated interior alterations was granted consent on 24/11/2023 under ref. 2023/3578/L. Works included the erection of a single-storey lower ground floor rear extension, installation of PV solar panels on the main roof and associated internal and external works.

Works have not yet commenced, and the subject application seeks to amend the approved scheme. The proposed amendments include widening the opening between the front room and the kitchen from 1445mm to 1560mm. This is considered acceptable as the opening will be proportionate and align with the front window, thus retaining legibility of the original plan form and not allowing for the two rooms to be viewed as one. Other amendments include the use of downlights in the lower ground floor rear extension, which is considered acceptable as the room is of modern construction.

At the rear, the external stairs to access the rear garden from the upper ground floor level will now be incorporated into the massing of the lower ground floor

rear extension, rather than projecting away from the rear wall of the extension. Given that the amendments relate to the modern rear extension, it will not have a material impact on the character and appearance of the Grade II listed host property.

The variations are considered appropriate in heritage and conservation terms as they would preserve the architectural and historic merits of the Grade II listed building.

The Bloomsbury CAAC have been consulted and have not provided a response.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017, and with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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



Daniel Pope  
Chief Planning Officer