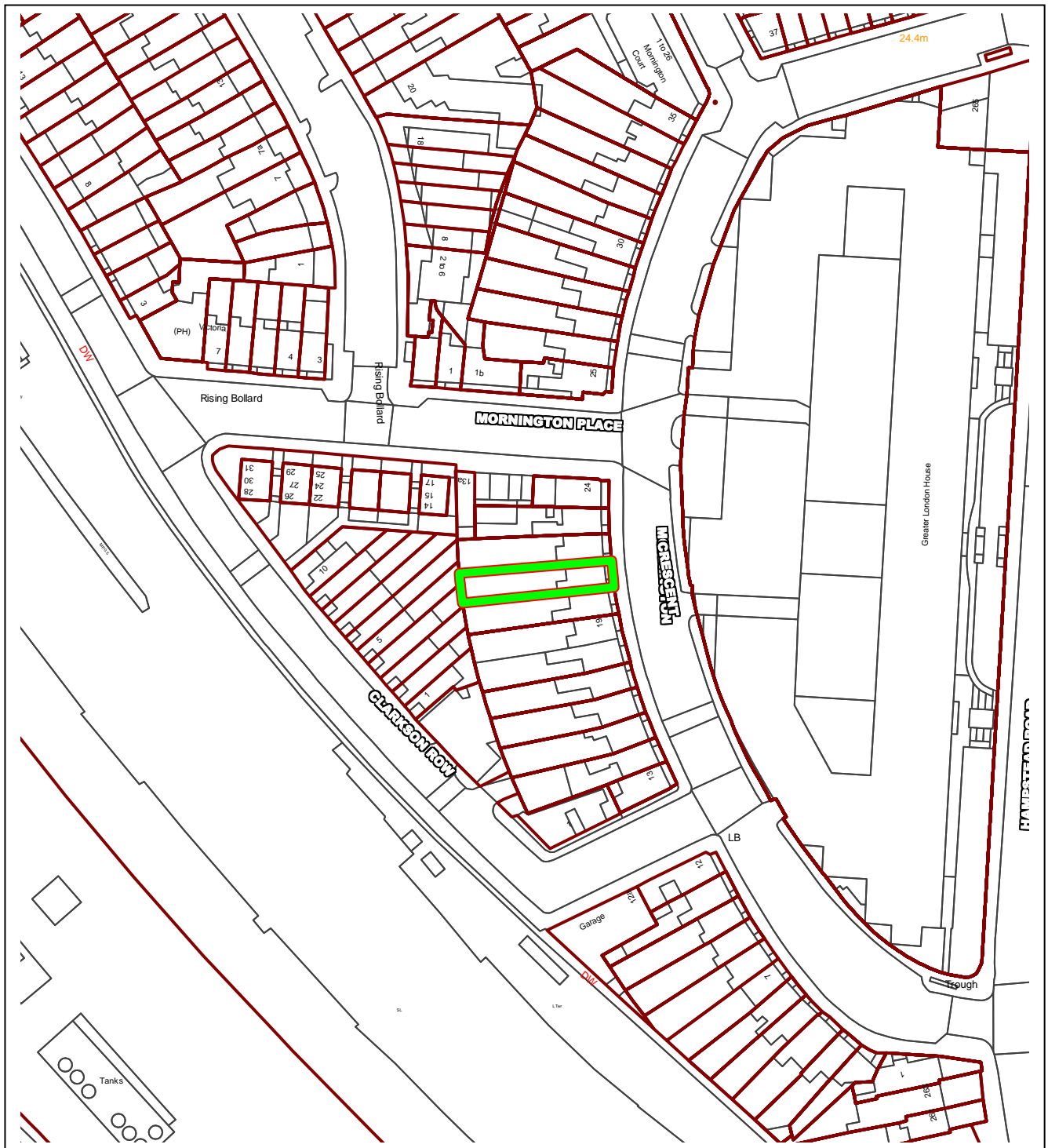
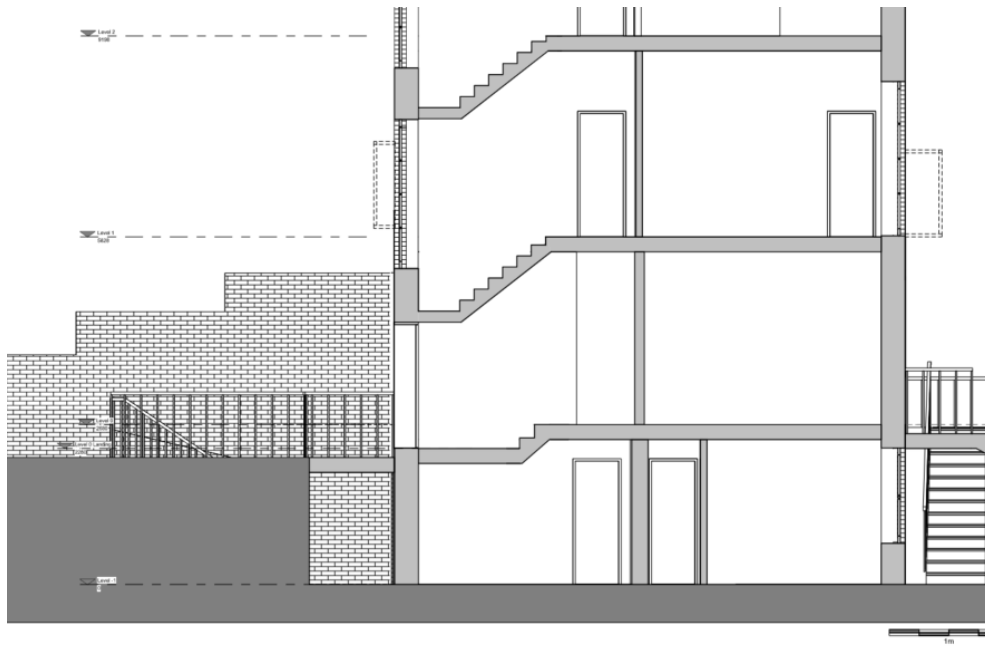


## 21 Mornington Crescent – 2023/0439/P & 2023/0735/L

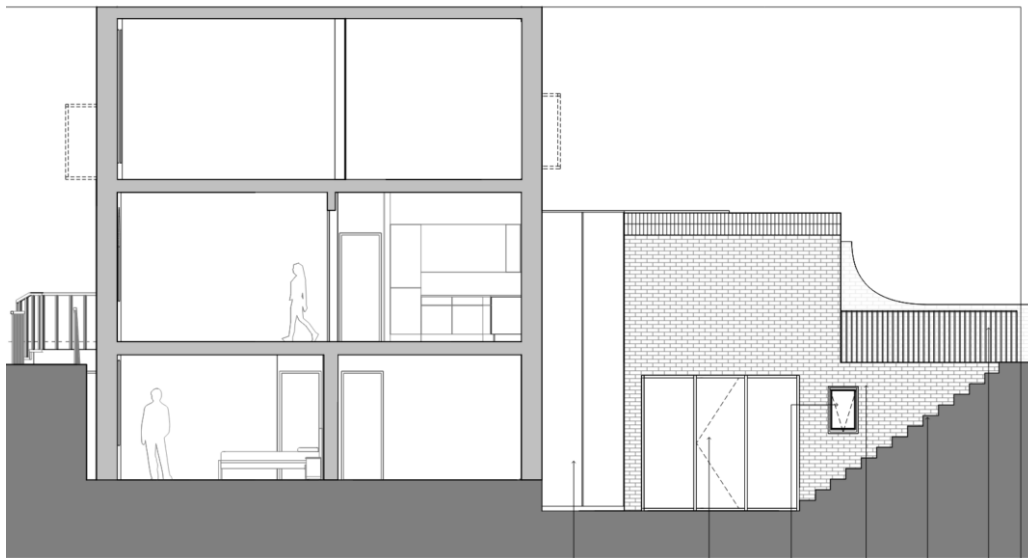


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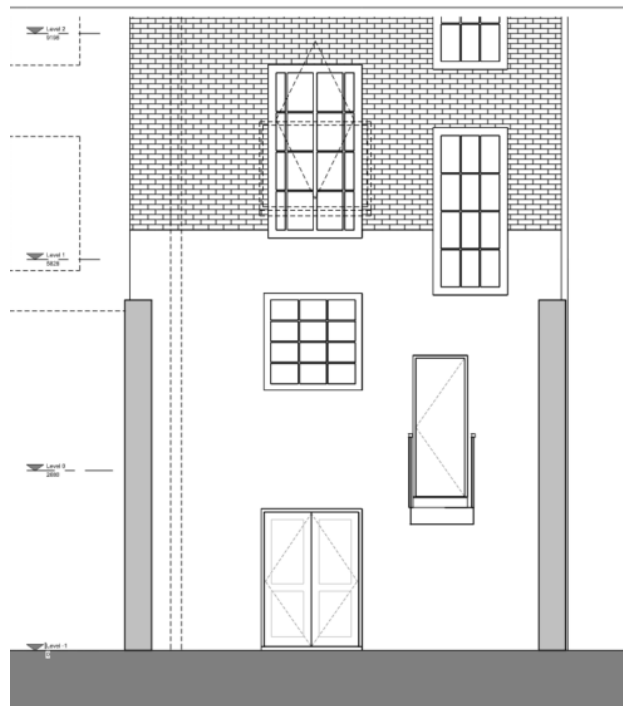
Existing section:



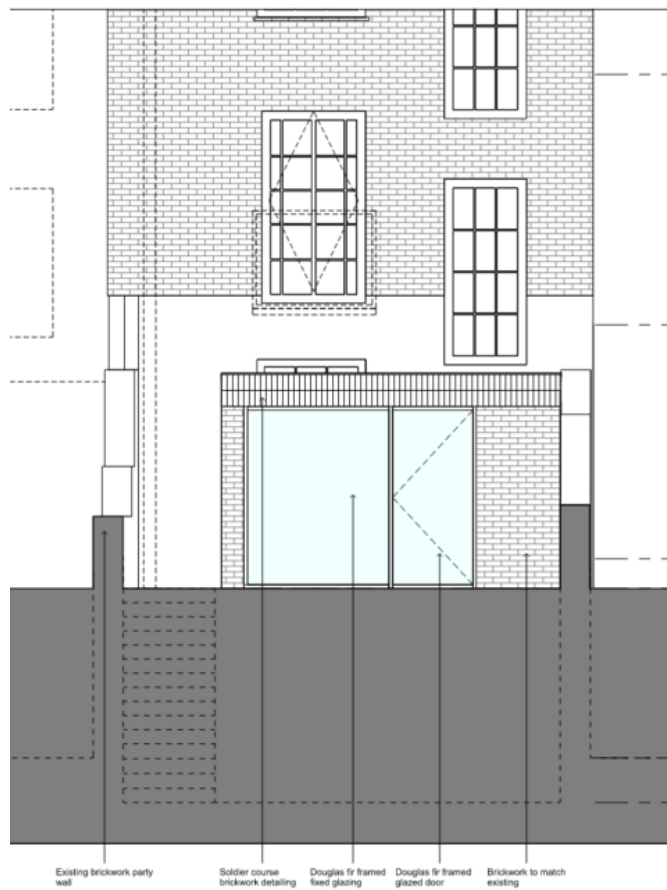
Proposed section:



Existing rear elevation:



Proposed rear elevation:



Photos of rear elevation (existing)



<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/03/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>		26/03/2023	
<b>Officer</b>					<b>Application Number(s)</b>		
Brendan Versluys					1. 2023/0439/P 2. 2023/0735/L		
<b>Application Address</b>					<b>Drawing Numbers</b>		
21 Mornington Crescent London NW1 7RG					See draft decision notice		
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Construction of a rear extension at ground level and lower ground floor level and reconfiguration of internal layout at lower ground and ground floor level							
<b>Recommendation:</b>		1. Grant conditional planning permission 2. Grant listed building consent					
<b>Application Type:</b>		1. Full Planning Permission 2. Listed Building Consent					

Conditions or Reasons for Refusal:	<b><i>Refer to Draft Decision Notice</i></b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	Site notice(s) were displayed near to the site on the 24/02/2023 (consultation end date 20/03/2023).  A press notice was advertised 02/03/2023 (consultation end date 26/03/2023).			
Adjoining Occupiers:	No. of responses	<b>0</b>	No. of objections	<b>0</b>
Camden Town CAAC:	A letter of objection on behalf of the Camden Town CAAC was received on 26/02/2023T.  <i>We object to the very large skylight proposed for the ground floor extension, especially when there are already large floor to ceiling windows facing both back towards the house and out to the garden (almost full width). The additional light pollution that will be caused by this rooflight is not acceptable and there is no need for extra daylight within the room. The Committee also considers the substantial basement dig out into the garden to be unsympathetic to the typology of these listed houses and their historic fabric.</i>  <u>Officer's response:</u>  Design and heritage effects are assessed in section 3 of this report.			

## Site Description

The application site accommodates a four level (plus basement) mid-terrace building, with a two bedroom maisonette over the ground and lower ground floors, and 3 x one bedroom flats over the first to third floors.

The building as is Grade II listed on the National Heritage List for England (No. 1113139).

The subject building is part of a terrace in a row of 12 houses, stretching the western side of Mornington Crescent forming part of a crescent that was constructed c.1821-32 by I. Bryant for the Southampton Estate.

The site has a rear garden, accessed via a patio and staircase to the lower ground floor.

The site is located in the Camden Town Conservation Area.

## Relevant History

The planning history for the application site can be summarised as follows:

27713 - Change of use to form a maisonette and three flats, including works of conversion. **Granted 23/03/1979**

2021/2654/P - Two storey rear extension at lower and ground floor level and associated works and the reconfiguration of the internal layout. **Withdrawn 19/04/2022**

2021/3457/L - Two storey rear extension at lower and ground floor level and associated works and the reconfiguration of the internal layout. **Withdrawn 19/04/2022**

2021/5608/P - Erection of outbuilding to the rear of garden for use as a studio office with associated landscaping. **Refused 25/10/2022. Appeal APP/X5210/W/23/3316431 dismissed 4/10/2023**

2022/0055/L - Construction of an outbuilding to the rear of garden for the use as a studio office including associated landscaping. See planning permission application 2021/5608/P for associated plans and documents. **Withdrawn 19/07/2022**

## Relevant policies

**National Planning Policy Framework (2023)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

**Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)

**Camden Town Conservation Area Appraisal and Management Strategy (2007)**

**Draft Camden Local Plan**



The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## **Assessment**

### **1. The proposal**

The proposal seeks to erect a two storey rear extension at lower ground and ground floors, in the form of an outrigger to the existing maisonette.

The extension would be approximately 5m in depth and require the removal of the existing external staircase and railings to the rear of the lower ground floor, and bridge to the rear of the ground floor.

The extension would accommodate a bedroom and ensuite at lower ground floor, and a dining and lounge room (as an extension to the existing ground floor living area) at ground floor.

The roof of the extension would include a skylight.

The internal reconfiguration of all floors of the building is also proposed. The property would not make any changes to the number of existing units.

### **Revisions**

The following revisions have been made to the proposed dwelling house, after concerns were raised by Council Officers:

- The proposed roof light has been reduced in size by at least half.

### **2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Basement considerations
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

### **3. Design and Heritage**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.

3.2. In terms of forming the context to assessing the proposal, the Conservation Officer has firstly noted that in 1978 the subject property was converted (under planning permission 27713) into flats and the internal floorplan substantially altered, such that it is now largely not reflective of the original Georgian planform.

3.3. The Conservation Officer has noted that the proposal has been amended since the pre-application stage, to ensure the rear extension is designed to be more subservient to the existing building. Specifically, the design has been altered from the pre-application stage to include a



central courtyard between the existing building and the extension, which enables the two existing joinery units at lower ground and ground floor level to be retained and only obscured in-part by the bulk of the extension. This courtyard design (as shown in Figure 1 below) allows for the full length and original proportions of the existing building's rear elevation to be preserved.

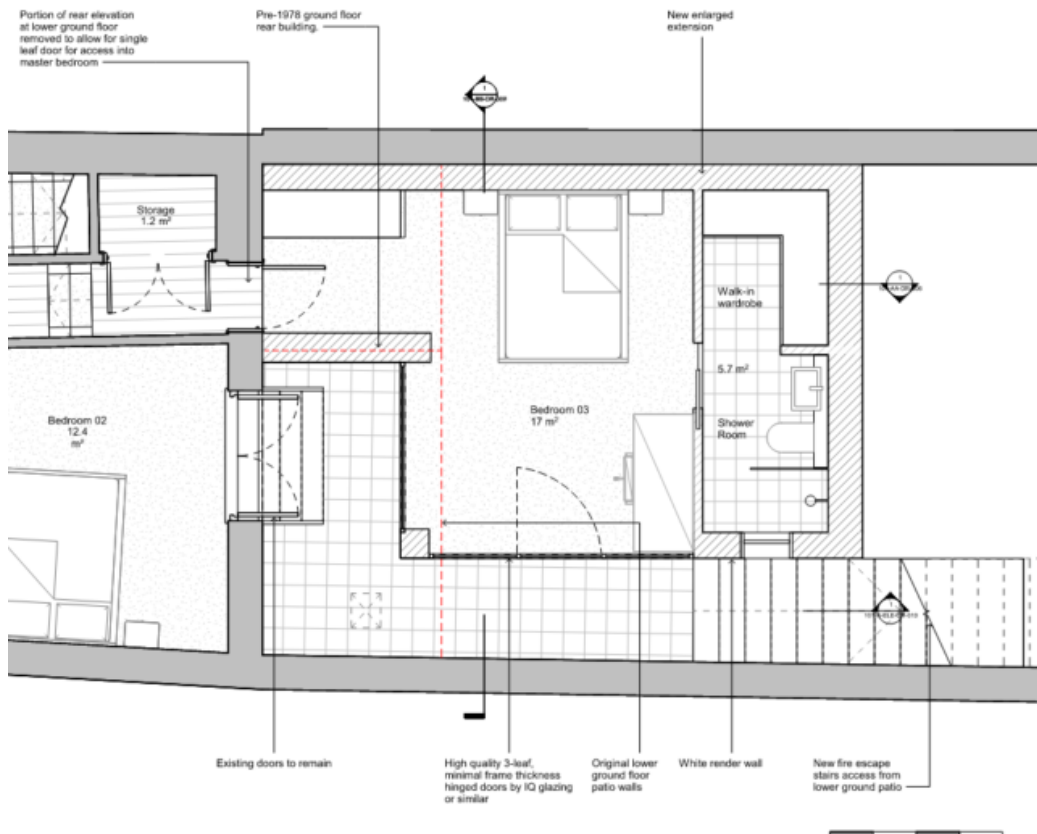


Figure 1: Inset of proposed lower ground floor plan, and the courtyard linking the existing rear elevation and staircase

- 3.4. The addition has been designed as a contemporary idiom with a flat roof, extensive glazing and grey zinc clad transitional link (where a closet wing existed previously c.1787). However, the zinc cladding of the link will provide delineation between the two built volumes (existing building and proposed rear extension) and the new large-scale glazing units will only be located in the bulk of the new addition. The matching brick cladding of the main volume and single-story height will be subordinate to the main building, and brick lintels over the new glazed joinery will aid in maintaining an appropriate and more traditional solid-to-void ratio.
- 3.5. A door will be created at basement level to access through to the new addition. As shown in the 1978 approved plans, there was previously a door in this location which has since been infilled. The reopening up of this doorway in the external rear elevation of the property will therefore not involve minimal historic fabric.
- 3.6. The CAAC have raised concerns regarding the size of the roof light over the rear extension. The rooflight has subsequently been reduced in size, to be more proportionate to the size of the roof and limit its prominence in the roof form. The CAAC has also considers the excavation in the rear garden to be extensive and unsympathetic to the typology of the listed terrace and its historic fabric. The existing terrace has a range of rear extensions, many built into the rear gardens, and the proposal would therefore not be discordant with this pattern of development. As discussed above, given the sympathetic design of the extension, it would not harm the integrity or appearance of the listed terrace.
- 3.7. With regard to the internal alterations, the conversion to flats in 1978 was accomplished without architectural sympathy to the original planform or social and spatial hierarchy to the rooms within terraced houses of this style and class. All of the chimneybreasts were removed at this time. As

the internal arrangement of the main house has already been altered and the proposed additional changes – demolition of introduced walls that previously created corridors (c. post 1978) – is considered not to result in additional undue harm to the remaining historic fabric and planform.

- 3.8. There will be no proposed alterations to the front Mornington Crescent façade of the building and the alterations to the rear will have limited/no visibility from the public realm. The setting of the listed Crescent and contribution the subject property makes to the terrace as a whole will be adequately maintained.
- 3.9. Overall, when considered cumulatively while the proposal would not enhance the special architectural or historic interest of the property as the extension would be modern in form, there will be no substantial harm to or loss of the significance of the listed building, or the character and appearance of the Camden Town Conservation Area. On this basis the proposed works are considered acceptable in terms of effects to the conservation area.
- 3.10. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16, s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### **4. Basement considerations**

- 4.1. Policy A5 states that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Specific criteria f-m against which to assess basement development is provided. The proposed basement accords with the requirements of Policy A5 in terms of its impact on the character and appearance of the host building, the wider area, and the significance of heritage assets. The basement also complies with the criteria laid out in parts (f) to (m) of the policy and is consequently considered to be acceptable in terms of siting, location, scale, design and its subordination.
- 4.2. Policy A5 of the Local Plan notes that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:
- c) neighbouring properties;*
  - d) the structural, ground, or water conditions of the area;*
- 4.3. The policy goes on to note that applicants will need to demonstrate that proposals for basements:
- (n) do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';*
  - (o) avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
  - (p) avoid cumulative impacts;*
- 4.4. Paragraph 6.117 of the Local Plan states that “In order to provide the Council with greater certainty over the potential impacts of proposed basement development, we will generally expect an independent verification of Basement Impact Assessments to be funded by the applicant”.
- 4.5. The application is accompanied by a Basement Impact Assessment (BIA), which has been independently audited by Campbell Reith. The screening and scoping stages within the report are in accordance with the requirements of CPG Basements. The basement would not harm the structural, ground, or water conditions of the area. The basement would also not have any adverse effect on adjacent properties, and would not require the removal of any significant

vegetation.

## **5. Amenity**

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 5.2. The proposed rear extension is designed to not sit above the existing party walls to the rear gardens of the adjoining properties (no.s 20 and 22 Mornington Crescent), therefore persons at these properties would not be adversely effected by the design of the rear extension in terms of amenity.
- 5.3. Similarly, the rear extension would be setback adequately from the rear boundary to adjoining properties on Clarkson Row, such that the design of the rear extension would not adversely affect the amenity of persons at these adjoining properties.
- 5.4. Given the size of the extension's rooflight has been substantially reduced, the rooflight would not cause unacceptable light pollution.
- 5.5. Additionally, Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Council's Transport Officer has considered the scope of proposed work and considers it can be constructed without the need for a Construction Management Plan. Overall, construction effects would be acceptable and are not required to be managed via a CMP.
- 5.6. Overall, the proposal would result in acceptable amenity effects.

## **6. Recommendation**

- 6.1. Grant conditional Planning Permission.
- 6.2. Grant Listed Building Consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 22<sup>nd</sup> April 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/0439/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 18 April 2024

**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](http://www.camden.gov.uk)

KAS Architects  
2 Lord Cameron  
8 Kidderpore Avenue  
London  
NW3 7SU  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**21 Mornington Crescent**  
**London**  
**NW1 7RG**

Proposal:

Construction of a rear extension at ground level and lower ground floor level.

# DECISION

Drawing Nos: 101-00-DR-001, rev P1; 101-EX-BB-DR-301, rev P1; 101-EX-BB-DR-302, rev P1; 101-EX-BB-DR-303, rev P1; 101-EX-BB-DR-304, rev P1; 101-EX-BB-DR-305, rev P1; 101-EX-LG-DR-001, rev P2; 101-EX-GF-DR-002, rev P2; 101-EX-01-DR-003, rev P2; 101-EX-02-DR-004, rev P2; 101-EX-03-DR-005, rev P2; 101-EX-RF-DR-009, rev P2; 101-EX-LG-DR-001; 101-EX-GF-DR-002; 101-EX-01-DR-003; 101-EX-02-DR-004; 101-EX-03-DR-005; 101-EX-RF-DR-009; 101-EX-AA-DR-006; 101-EX-BB-DR-010; 101-EX-EAST-ELE-DR-007; 101-EX-WEST-ELE-DR-008; 101-LG-DR-001, rev P1; 101-GF-DR-002, rev P1; 101-01-DR-003, rev P1; 101-02-DR-004, rev P1; 101-03-DR-005, rev P1; 101-AA-DR-006, rev P1; 101-BB-DR-007, rev P1; 101-N-ELE-DR-010, rev P1; 101-WEST-ELE-DR-008, rev P1; 101-BB-DR-009; 101-00-DR-020; 101-BB-DR-010; Design and Access Statement prepared by KAS Architects dated March 2024; Heritage Statement prepared by KAS Architects dated March 2024; Basement Impact Assessment prepared by Key GeoSolutions Limited dated May 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 101-00-DR-001, rev P1; 101-EX-BB-DR-301, rev P1; 101-EX-BB-DR-302, rev P1; 101-EX-BB-DR-303, rev P1; 101-EX-BB-DR-304, rev P1; 101-EX-BB-DR-305, rev P1; 101-EX-LG-DR-001, rev P2; 101-EX-GF-DR-002, rev P2; 101-EX-01-DR-003, rev P2; 101-EX-02-DR-004, rev P2; 101-EX-03-DR-005, rev P2; 101-EX-RF-DR-009, rev P2; 101-EX-LG-DR-001; 101-EX-GF-DR-002; 101-EX-01-DR-003; 101-EX-02-DR-004; 101-EX-03-DR-005; 101-EX-RF-DR-009; 101-EX-AA-DR-006; 101-EX-BB-DR-010; 101-EX-EAST-ELE-DR-007; 101-EX-WEST-ELE-DR-008; 101-LG-DR-001, rev P1; 101-GF-DR-002, rev P1; 101-01-DR-003, rev P1; 101-02-DR-004, rev P1; 101-03-DR-005, rev P1; 101-AA-DR-006, rev P1; 101-BB-DR-007, rev P1; 101-N-ELE-DR-010, rev P1; 101-WEST-ELE-DR-008, rev P1; 101-BB-DR-009; 101-00-DR-020; 101-BB-DR-010.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment prepared by Key GeoSolutions Limited dated May 2021 hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

**DRAFT**

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**



Application ref: 2023/0735/L  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 18 April 2024

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[www.camden.gov.uk](http://www.camden.gov.uk)

KAS Architects  
2 Lord Cameron  
8 Kidderpore Avenue  
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NW3 7SU  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**21 Mornington Crescent**  
**London**  
**NW1 7RG**

# DECISION

#### Proposal:

Construction of a rear extension at ground level and lower ground floor level and reconfiguration of internal layout at lower ground and ground floor level.

Drawing Nos: 101-00-DR-001, rev P1; 101-EX-BB-DR-301, rev P1; 101-EX-BB-DR-302, rev P1; 101-EX-BB-DR-303, rev P1; 101-EX-BB-DR-304, rev P1; 101-EX-BB-DR-305, rev P1; 101-EX-LG-DR-001, rev P2; 101-EX-GF-DR-002, rev P2; 101-EX-01-DR-003, rev P2; 101-EX-02-DR-004, rev P2; 101-EX-03-DR-005, rev P2; 101-EX-RF-DR-009, rev P2; 101-EX-LG-DR-001; 101-EX-GF-DR-002; 101-EX-01-DR-003; 101-EX-02-DR-004; 101-EX-03-DR-005; 101-EX-RF-DR-009; 101-EX-AA-DR-006; 101-EX-BB-DR-010; 101-EX-EAST-ELE-DR-007; 101-EX-WEST-ELE-DR-008; 101-LG-DR-001, rev P1; 101-GF-DR-002, rev P1; 101-01-DR-003, rev P1; 101-02-DR-004, rev P1; 101-03-DR-005, rev P1; 101-AA-DR-006, rev P1; 101-BB-DR-007, rev P1; 101-N-ELE-DR-010, rev P1; 101-WEST-ELE-DR-008, rev P1; 101-BB-DR-009; 101-00-DR-020; 101-BB-DR-010; Design and Access Statement prepared by KAS Architects dated March 2024; Heritage Statement prepared by KAS Architects dated March 2024

The Council has considered your application and decided to grant 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: 101-00-DR-001, rev P1; 101-EX-BB-DR-301, rev P1; 101-EX-BB-DR-302, rev P1; 101-EX-BB-DR-303, rev P1; 101-EX-BB-DR-304, rev P1; 101-EX-BB-DR-305, rev P1; 101-EX-LG-DR-001, rev P2; 101-EX-GF-DR-002, rev P2; 101-EX-01-DR-003, rev P2; 101-EX-02-DR-004, rev P2; 101-EX-03-DR-005, rev P2; 101-EX-RF-DR-009, rev P2; 101-EX-LG-DR-001; 101-EX-GF-DR-002; 101-EX-01-DR-003; 101-EX-02-DR-004; 101-EX-03-DR-005; 101-EX-RF-DR-009; 101-EX-AA-DR-006; 101-EX-BB-DR-010; 101-EX-EAST-ELE-DR-007; 101-EX-WEST-ELE-DR-008; 101-LG-DR-001, rev P1; 101-GF-DR-002, rev P1; 101-01-DR-003, rev P1; 101-02-DR-004, rev P1; 101-03-DR-005, rev P1; 101-AA-DR-006, rev P1; 101-BB-DR-007, rev P1; 101-N-ELE-DR-010, rev P1; 101-WEST-ELE-DR-008, rev P1; 101-BB-DR-009; 101-00-DR-020; 101-BB-DR-010;

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

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

Chief Planning Officer

**DRAFT**

**DECISION**