

Application ref: 2023/4914/L  
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**Development Management**  
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Chris Dyson Architects  
74 Commercial Street  
London  
E1 6LY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**7 Rothwell Street**  
**London**  
**NW1 8YH**

#### **Proposal:**

Refurbishment and renovation works to the interior of the house including internal works to reconfigure the existing side addition at the ground and lower ground floor levels, the rebuilding of the existing extensions front facade, installation of new fenestration to its rear facade, replacement glazing to the existing rear conservatory at and the reinstatement of stone steps to the front entrance, extension of existing lightwell.

#### **Drawing Nos:**

Location Plan; 0504-A-00-1000-01; 0504-A-00-1100-01; 0504-A-00-1001-00; 0504-A-00-1101-00; 0504-A-00-1200-00; 0504-A-10-1000-01; 0504-A-10-1001-00; 0504-A-10-1100-01; 0504-A-10-1101-00; 0504-A-10-1200-00; 0504-A-10-1201-00; Design and Access Statement Rev 00 prepared by Chris Dyson Architects, dated 3/10/2023; Heritage Appraisal prepared by The Heritage Practice, dated September 2023; Basement Impact Assessment prepared by GEA, dated January 2024; Basement Impact Assessment Audit prepared by Campbell Reith, dated 12 March 2024; Basement Appointee letter prepared by Foster Structures, dated 16/04/2024.

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:

0504-A-00-1000-01; 0504-A-00-1100-01; 0504-A-00-1001-00; 0504-A-00-1101-00; 0504-A-00-1200-00; 0504-A-10-1000-01; 0504-A-10-1001-00; 0504-A-10-1100-01; 0504-A-10-1101-00; 0504-A-10-1200-00; 0504-A-10-1201-00; Basement Impact Assessment prepared by GEA dated January 2024; Basement Impact Assessment Audit prepared by Campbell Reith dated 12 March 2024.

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 Before the relevant part of the work is begun, 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:

a) Joinery details;

b) Details of the metal balustrade to the extended front lightwell.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

## Informative(s):

- 1 Reasons for granting consent:

The application site is a Grade II listed end-of-terrace property and the

proposal involves the partial rebuild of the existing garage side addition, extension to basement level, and extension of the existing light well, in addition to joinery alterations in the extension and rear conservatory of the host building. The elements of the proposal that require planning permission are considered in an associated application, reference 2023/4152/P.

The proposal has been amended during the course of the application to omit and revise parts of the scheme to better preserve the special interest of the Grade II Listed Building and character and appearance of the Primrose Hill Conservation Area, including retention of internal historic fabric (flooring, partition walls/piers, and chimney breasts at basement and first floor levels) and the revision of the proposed fenestration pattern and finish of the side extension to reflect a more traditionally appropriate and subservient building hierarchy.

The proposal would remove the garage door to the existing side addition, which is considered an improvement as this element detracts from the appearance and architectural merit of the existing building. The proposed side addition is designed to be slightly setback from the front elevation, providing a subtle delineation from the bulk of the main host building that will help the unoriginal feature appear more subservient and secondary to the original form of the terrace. The rusticated white stucco finish of the extension would match the external treatment of the terrace. The new sash window at the lower ground floor level front elevation, would match the existing adjacent sash window as part of the main building, and the sash window at the upper level would maintain a similar proportion and design as the other adjacent windows. Similarly, the replacement fenestration on the rear elevation in the form of two sash windows, would appear as rational and sympathetic to the host building, in comparison to the existing cluttered fenestration, and the replacements would be constructed with sympathetic materials.

The proposed extended lightwell is appropriate as front lightwells are an existing feature of the property and terrace, and the new addition would be constructed with railings to match the existing lightwell railings.

With regards to works to the main building, joinery and reroofing of the rear conservatory will be contained to within the existing volume and incorporate appropriate materials. The replacement timber doors with fanlight at lower ground floor, including brick lintel, would appear as more complementary to the existing building.

The new yorkstone front steps are considered appropriate and sympathetic to the host building, and an improvement to the existing situation.

In terms of the internal works, at basement level a doorway opening would be created next to the rear rooms chimney breast to allow direct access through to the side addition. This would remove some historic fabric of the external masonry wall and introduce an untraditional addition to the planform and circulation. However, the harm incurred has been balanced with the heritage benefits of the proposal, including reinstatement of the flat ceiling plane at third floor level (where there is an existing sloped ceiling with rooflight), and the new yorkstone front steps, and on balance is considered to

be acceptable.

The site's planning history has been taken into account when making 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 (ERR) 2013.

- 2 As such, the proposal is in general accordance with Policy D2 of the London Borough of 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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer