

Application ref: 2023/0735/L
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KAS Architects
2 Lord Cameron
8 Kidderpore Avenue
London
NW3 7SU
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21 Mornington Crescent
London
NW1 7RG

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 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: 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer