

Application ref: 2024/1350/L
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Date: 4 June 2024

Development Management
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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:
7 Sharpleshall Street
Camden
NW1 8YL

Proposal:
Internal alterations at all levels. External alterations to rear garden including partial infilling of lightwell to extend garden with storage underneath, new railings and replacement external staircase

Drawing Nos: 408-DWG-000 Rev P1; 408-DWG-001 Rev P2; 408-DWG-002 Rev P2; 408-DWG-003 Rev P2; 408-DWG-004 Rev P2; 408-DWG-005 Rev P2; 408-DWG-006 Rev P2; 408-DWG-007 Rev P2; 408-DWG-009 Rev P2; 408-DWG-010 Rev P2; 408-DWG-011 Rev P2; 408-DWG-341 Rev P1; 408-DWG-340 Rev P1;

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:

408-DWG-000 Rev P1; 408-DWG-001 Rev P2; 408-DWG-002 Rev P2; 408-DWG-003 Rev P2; 408-DWG-004 Rev P2; 408-DWG-005 Rev P2; 408-DWG-006 Rev P2; 408-DWG-007 Rev P2; 408-DWG-009 Rev P2; 408-DWG-010 Rev P2; 408-DWG-011 Rev P2; 408-DWG-341 Rev P1; 408-DWG-340 Rev P1

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-

The proposal involves internal alterations to all floors to reinstate original floor plans, opening of a spine wall and chimney breast and associated works for drainage. External works involve the partial infill of a non-original rear light well and the removal of a non-historical set of steps.

The works in part preserve and in part enhance significance of the grade II listed building, the alterations to the floor plans are considered to be minimal and would not affect the significance of the building. Alterations have been made during the course of the application to rearrange the drainage system to protect the historic fabric of the property. The light well that is proposed to be partially infilled is non-historic and the development is considered to not harm the host dwelling by loss of historic fabric.

Special regard has been attached to the desirability of preserving the listed building 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.

Primrose Hill CAAC raised no objections to the proposal. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.

- 3 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.
- 4 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) 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 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 blue rectangular background.

Daniel Pope
Chief Planning Officer