

Application ref: 2024/0680/L
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Date: 19 June 2024

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Mr Kristian Engley
91A Belsize Lane
London
NW3 5AU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
91a Belsize Lane
London
NW3 5AU

Proposal:
Repair and replacement works to paved patio area and lower level stairs to lower ground floor entrance.

Drawing Nos: Site location plan; Unnumbered Existing and Proposed Plan; Design and Access Statement V2 (received 13/05/2024); Heritage Statement (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: Site location plan; Unnumbered Existing and Proposed Plan; Design and Access Statement V2 (received 13/05/2024);

Heritage Statement (dated 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.

Informative(s):

- 1 The works relate to the existing flat at lower and ground floor which is thought to have been created as a result of a 1970s residential conversion of the property. The application site is Grade II listed and located within the Belsize Park Conservation Area to which it makes a positive contribution.

The proposal includes the replacement of the front ground and lower ground floor forecourt with grey York Stone pavers, including the steps down into the lower ground floor lightwell. Some of this area is existing grey York stone pavers and some is concrete, but little of it is in good condition.

Within the lightwell the proposal also seeks to replace an existing plastic cover over an existing spiral drain which runs around the outside edge of the lower ground front door landing, with a heritage style metal grille.

The proposed works would be of appropriate materials and treatment such that the architectural and historic merits of the Listed building would be preserved.

Special regard has been attached to the desirability of preserving or enhancing 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.

No objections have been received prior to making this decision.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with 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

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

Daniel Pope
Chief Planning Officer