

Application ref: 2023/4969/L  
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Date: 19 June 2024

**Development Management**  
Regeneration and Planning  
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ME Architects  
Sopers House  
Sopers Road  
Cuffley  
EN6 4RY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**32 Steele's Road**  
**London**  
**NW3 4RE**

#### Proposal:

Proposed exterior alterations including installation and relocation of air bricks; replacement of two windows with one large window at front; and removal of downpipes. Interior refurbishment and alterations including minor changes to planform, installation of detailing/joinery, and installation of floor and wall insulation.

#### Drawing Nos: Existing Drawings:

101, 102, 103, 104, 110, 111, 112, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346\_01, 346\_02, 347\_01, 347\_02, 348\_01, 348\_02, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 01, 410 rev 01, 411 rev 01, 412 rev 01, 413, 414 rev 01, 415, 416\_01, 416\_02,

#### Proposed Drawings:

201 rev 04, 202 rev 07, 203 rev 08, 204 rev 04, 221 rev 02, 222 rev 01, 223, 224, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 02, 410\_01 rev 02, 410\_02 rev 02, 411 rev 01, 412 rev 01, 413 rev 01, 414 rev 01, 415 rev 01, 416 rev 01, 420, 421, 422\_01, 422\_02, 423\_01, 423\_02, 424\_01, 424\_02, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, D-01, D-02, D-03, D-04, D-05, D-06, D-07, D-08 rev 1, Location Plan, Design and Access Statement (prepared by ME Architects, dated September 2023), Heritage Statement (prepared by Heritage Information Ltd., dated October 2023)

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:

Existing Drawings:

101, 102, 103, 104, 110, 111, 112, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346\_01, 346\_02, 347\_01, 347\_02, 348\_01, 348\_02, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 01, 410 rev 01, 411 rev 01, 412 rev 01, 413, 414 rev 01, 415, 416\_01, 416\_02,

Proposed Drawings:

201 rev 04, 202 rev 07, 203 rev 08, 204 rev 04, 221 rev 02, 222 rev 01, 223, 224, 401 rev 01, 401 rev 02, 401 rev 01, 404 rev 01, 405 rev 03, 406 rev 02, 410\_01 rev 02, 410\_02 rev 02, 411 rev 01, 412 rev 01, 413 rev 01, 414 rev 01, 415 rev 01, 416 rev 01, 420, 421, 422\_01, 422\_02, 423\_01, 423\_02, 424\_01, 424\_02, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, D-01, D-02, D-03, D-04, D-05, D-06, D-07, D-08 rev 1, Location Plan, Design and Access Statement (prepared by ME Architects, dated September 2023), Heritage Statement (prepared by Heritage Information Ltd., dated October 2023)

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) Details including sections at 1:10 of all new windows (including jambs, head and cill) and doors;

b) Details of the proposed servicing;

c) Details of the new fireplace on the first floor.

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: 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.

- 5 No joinery, including doors and skirting boards, shall be altered in order to accommodate the new flooring.

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.

- 6 All historic flooring shall remain in situ.

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 grating listed building consent.

The proposed works to the exterior of the Grade II listed building comprise installation and relocation of air bricks, removal of downpipes, and the replacement of two windows with one large window along the front elevation. Interior alterations include reconfiguration of lower ground floor walls to create laundry rooms; blocking the door from lobby to kitchen on the lower ground floor; adding a door between lobby and plant room in lower ground floor; removal of an internal wall in the garage; adding insulation to existing floor; chimney breast reinstated to first floor; new floating wooden floor; insulating kitchen walls; some new partitions in front room at first floor level and one on the second floor landing; sound proofing of internal partitions on the first floor; reconfiguration of partitions and new door to match existing on the first floor room over the kitchen; and new jib doors to second floor landing.

The relocation of air bricks and removal of downpipes are considered minor in scope and scale and are not considered to harm the character or setting of the listed building nor that of the wider Conservation Area. The installation of air bricks will prevent the interior of the building from becoming damp, which is welcomed. The replacement of two asymmetrical windows along the front elevation is considered acceptable in size and design and will not harm the character or setting of the listed building. Details of the new window shall be submitted and reviewed by condition.

Internally, the alterations at basement level are acceptable. This part of the

building has been altered to some extent and the proposed alterations cause no further harm. The reinstatement of the chimney breast at first floor level is welcomed. The insulation of the kitchen walls is acceptable as this part of the building has been entirely replastered with modern plasterboard; therefore, alteration will therefore cause no further harm. The partitions in the front room at first floor level result in the removal of modern partitions, the new partitions allow the chimney breast to be reinstated and the overall plan form of the room to be better understood. The sound proofing impacts modern partitions and doors and is therefore acceptable. Installation of new wooden flooring is acceptable, so long as no joinery, including doors and skirting boards, shall be altered in order to accommodate the new flooring and all historic flooring shall remain in situ.

Overall, the interior alterations will cause no harm to the character of the Grade II listed building. Conditions requiring details of all windows and doors, servicing, and new fireplace on the first floor have been added to the decision to ensure the special character of the listed building is preserved.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to 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 2013.

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.
- 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](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:

<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