

Application ref: 2024/1007/L
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Crawford and Gray Architects Ltd
7 Marylebone Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

48 Mornington Terrace
London
NW1 7RT

Proposal:

Excavation of basement extension to rear of site to create shower room with associated external alterations including lightwell and steps to garden, in addition to previously consented rectification works.

Drawing Nos:

516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101; 516.102; 516.103; 516.104; 516.PH.101; Planning, Heritage, and Design & Access Statement (prepared by Crawford and Gray Architects, dated March 2024); Heritage Statement (prepared by Heritage and Planning Limited, dated September 2023); Tree Survey and Arboricultural Impact Assessment (prepared by GHA Trees, dated 20/02/2024); Structural Engineers Report (prepared by SG Structures, dated February 2024); Basement Impact Assessment Report (prepared by Geotechnical & Environment Associates, dated 04/03/2024); Basement Impact Assessment Audit (prepared by Campbell Reith, dated 14/06/2024).

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:

516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101; 516.102; 516.103; 516.104; 516.PH.101; Heritage Statement (prepared by Heritage and Planning Limited, dated September 2023); Tree Survey and Arboricultural Impact Assessment (prepared by GHA Trees, dated 20/02/2024); Structural Engineers Report (prepared by SG Structures, dated February 2024); Basement Impact Assessment Report (prepared by Geotechnical & Environment Associates, dated 04/03/2024); Basement Impact Assessment Audit (prepared by Campbell Reith, dated 14/06/2024).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The application site is Grade II listed building located in the Camden Town Conservation Area. The property dates from the 19th century and is located mid-terrace. The proposal involves basement excavation to extend the existing lower ground level to the rear, facilitating the creation of a shower room. The proposal is also assessed by way of an application for planning permission, ref. 2024/0940/P.

Applications for planning permission and listed building consent were previously approved at the site which, amongst other things, involved the rectification of planning breaches and replacement of the existing rear extension (planning refs. 2023/3720/P and 2023.4743/L, dated 21/12/2023). The approved works are shown in the proposed plans as part of this application and are considered to be acceptable for the same reasons as previously assessed.

The proposed basement room would measure approximately 2.8m deep and 2.7m wide, extending underneath the proposed rear extension. The structure would include a timber sash window to the side elevation, which would look

onto the rear lightwell and staircase to the garden. Otherwise, this would be the only change to the approved scheme. The consented works reinstate significance in areas where it has been lost due to unlawful works, and this variation to add a basement room is not considered to differ to an extent which would bring it into unacceptability. This includes with regards to the building line of the rear extension and lightwell, the design of the rear extension, and the access steps to the rear extension. The proposals would be considered to be consistent with the significance of the listed building and its contribution to the character and appearance of the conservation area.

No objections were received prior to making this decision. The site's planning history 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 proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of 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



Daniel Pope
Chief Planning Officer