

Application ref: 2024/0293/L
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Ken Duncan Ltd
2 Glen Royal
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PA20 9JP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Colville Place
London
W1T 2BN

Proposal:
Removal of opaque glass blocks and insertion of glazed lightwell grille window in pavement.

Drawing Nos: 76735-SF-01; 76735-SF-02; 76735-SF-03; 76735-SF-04 Rev A; 76735-SF-10 Rev A; 76735-SF-11 Rev A; 76735-SF-12 Rev A; Heritage Design Statement dated 03 November 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: 76735-SF-01; 76735-SF-02; 76735-SF-03; 76735-

SF-04 Rev A; 76735-SF-10 Rev A; 76735-SF-11 Rev A; 76735-SF-12 Rev A; Heritage Design Statement dated 03 November 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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three-storey house built around 1766 that became a shop at some point, eventually being fitted with an early 19th century shopfront. The list description notes that this shopfront was then "altered for domestic use", an event that the heritage statement suggests might have occurred about 70 years ago. The building was eventually listed in 1974.

The building itself and the adjoining properties, Nos. 14 and 16, are grade II Listed Buildings and form part of the Charlotte Street Conservation Area.

Following officers' concerns, the proposal has been amended during the course of the application to omit the replacement of the ground floor window.

The existing opaque glass blocks on the pavement in front of the property would be removed and replaced with a new glazed grille. The proposal is considered to be a minor alteration which would not impact on the special architectural or historic interest of the listed building.

The application has been advertised in the press and by means of a site notice. The Charlotte Street CAAC was consulted and raised an objection with regard to the front window. A further 2 objections were also received, however they all related to elements of the proposal which have been removed from the application. No objections were raised with regard to the removal of the opaque glass blocks and the insertion of a glazed lightwell grille.

The site's planning history has been taken into account when making this decision.

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 (ERR) 2013.

As such, the proposal 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer