

Application ref: 2024/1660/L
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 22 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Armin Ghojehvand
Flat 65
Gilbey House
38 Jamestown Road
London
NW1 7BY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 65
Gilbey House
38 Jamestown Road
London
NW1 7BY

Proposal: Replacement of balcony doors with new doors.

Drawing Nos: Site location plan, 500135 Armstrong & Ghojehvand DWG - Frame dimension, 500135 Armstrong & Ghojehvand DWG - Door elevation, 500135 Armstrong & Ghojehvand DWG - Photos of existing doors, 500135 Armstrong & Ghojehvand DWG - Door sections, 500135 Armstrong & Ghojehvand DWG - Frame sections.

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, 500135 Armstrong & Ghojehvand DWG - Frame dimension, 500135 Armstrong & Ghojehvand DWG - Door elevation, 500135 Armstrong & Ghojehvand DWG - Photos of existing doors, 500135 Armstrong & Ghojehvand DWG - Door sections, 500135 Armstrong & Ghojehvand DWG - Frame sections.

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 listed building consent.

The existing doors have no historic value as they form part of a later extension to the building (8056/18356), and from the photographic evidence submitted are clearly in a poor state of repair. The replacement doors are timber framed with a glazing pattern to match the existing and are double glazed, which in this instance is acceptable as they are located within a later roof extension and the doors have limited visibility.

Overall, the proposal is sympathetic to and in keeping with the existing appearance of the host property in terms of the design, location, and materials, and would preserve the special architectural and historic interest of the listed building and as such, is acceptable.

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, 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 Camden Local Plan 2017, 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 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 positioned above the typed name.

Daniel Pope
Chief Planning Officer