

Application ref: 2024/1714/L
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Date: 23 July 2024

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Whymark & Moulton Ltd.
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CO10 2XA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Falkland Place Playground
r/o 11 - 23 Leverton Street
Falkland Place
London
NW5 2PN

Proposal:
Demolish and rebuild rear boundary wall using salvaged brickwork.

Drawing Nos: 23/136-05, 23/142-01, Cover Letter, Planning & Heritage Statement

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:

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 brickwork is commenced, a sample panel of the boundary wall brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed works comprise the demolition and rebuilding of a brick boundary wall separating Falkland Place Playground and the rear gardens of Grade II listed nos. 11-23 (odd) Leverton Street and no. 3 Leverton Place (not listed). The existing wall is in poor condition and at risk of collapse, experiencing severe cracking, rotation, and bowing which has led to health and safety concerns to users of the playground.

The proposed reconstructed wall will be an exact replica with same height, width, and feature the same coping brick design as the original. Original bricks will be reused where possible, with new bricks being matching London stock brick. A condition requiring a sample panel of the new brickwork has been added to the decision to ensure the special character of the listed buildings are preserved. Overall, the proposal is considered acceptable on design and heritage grounds and will preserve the character of the Grade II listed buildings as well as the wider Kentish Town Conservation Area.

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.

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 written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer