

Application ref: 2024/3024/L
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Date: 27 August 2024

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Chris Dyson Architects
74 Commercial Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
7 Rothwell Street
London
NW1 8YH

Proposal:

Details pursuant to condition 4 (Detailed drawings or samples) of listed building consent 2023/4914/L, for: Refurbishment and renovation works to the interior of the house including internal works to reconfigure the existing side addition at the ground and lower ground floor levels, the rebuilding of the existing extensions front facade, installation of new fenestration to its rear facade, replacement glazing to the existing rear conservatory at and the reinstatement of stone steps to the front entrance, extension of existing lightwell.

Drawing Nos:

0504 A 10 1400 00; 0504 A 10 1401 01; 0504 A 10 1402 01; 0504 A 10 1403 01; 0504 A 10 1404 00; A 10 1405 01; 0504 A 10 1406 00; 0504 A 10 1407 00; 0504 A 10 1408 00

The Council has considered your application and decided to grant Approval of Details (Listed Building) 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.

Informative(s):

- 1 Reasons for granting approval.

This application is to discharge condition 4 relating to the provision of joinery and metal balustrade details for the extended front lightwell.

Regarding the joinery details, Council's Conservation Officer has been consulted and commented that while the glazing bars are shown as stick-on and not structural, the glazing bars will have associated internal spaces which should mitigate any adverse effects. The proposed use of 12mm slimline glazed units is appropriate for the location of works proposed.

The front elevation ground floor triplite window will have the central upper sash pane replaced, removing the plastic vent, with a matching single glazed pane reinstated, which is considered appropriate.

The details for the metal balustrade are considered appropriate.

No objections have been received. The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to listed building consent dated 26/04/2024 ref 2023/4914/L, which need details to be submitted, have been approved.

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 printed name and title.

Daniel Pope
Chief Planning Officer