

Application ref: 2024/3415/L
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
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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

ME Architects
Soper's House
Sopers Road
Cuffley
EN6 4RY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
32 Steele's Road
London
NW3 4RE

Proposal: Proposed external works comprising replacement of front steps and brick balustrade/wall; replacement of front lower ground floor windows; alterations to the garage including new roof, door, and detailing; and new steps and balustrade at rear.

Drawing Nos: 110, 111, 112, 221 rev 02, 223, 240 rev 02, 241 rev 03, 241-02 rev 02, 242, Location Plan, Design and Access Statement 02

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:

110, 111, 112, 221 rev 02, 223, 240 rev 02, 241 rev 03, 241-02 rev 02, 242, Location Plan, Design and Access Statement 02

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
 - c) Plan, elevation and section drawings of the front stairs, brick wall, and gate pillars at a scale of 1:10.
 - d) Samples of materials (bricks, paving, stair materials, and pointing) to be provided on site and retained on site during the course of the works.

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.

- 5 The gate pillars shall be reconstructed utilising existing materials. Where existing materials cannot be used, any new materials shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 proposed works to the exterior of the Grade II listed building comprise recladding of the existing front steps with York stone; new brick wall along front entry; new York stone paving; replacement of front lower ground floor windows; rebuilding of brick pillars; alterations to the garage including new roof, door, and detailing; and new steps and balustrade at the rear.

The external works to the front of the property are considered minor in scope and scale and are not considered to harm the character or setting of the listed building nor that of the wider Conservation Area. The existing lower ground floor front windows are not of a historic design, thus their replacement with double-glazed timber framed units of a matching design is acceptable.

The modern flat garage roof is proposed to be replaced with a shallow tiled pitched roof, which is considered more sensitive to the overall aesthetics and style of the host building. The garage door is moved further into the garage, resulting in it being less visible from the street thus reducing its impact on the Conservation Area. The external brick detailing will help integrate the modern garage into the overall design of the host building.

At the rear, the existing external steps will be replaced with new stone steps and metal balustrades. New York stone paving will be installed at the lower ground floor terrace. These works are considered minor in scope and scale and are not considered to harm the character or setting of the listed building nor that of the wider Conservation Area

Overall, the external alterations will not harm the character of the Grade II listed building. Conditions requiring details of bricks, paving, stair materials, railings, pathway wall, gate pillars, and pointing have been added to the decision to ensure the special character of the listed building is preserved.

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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer