

Application ref: 2024/2964/L  
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Date: 15 October 2024

**Development Management**  
Regeneration and Planning  
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Mr Philip Barrett  
4B Oak Court  
St Albans Villas  
LONDON  
NW5 1QU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**4B Oak Court**  
**St Albans Villas**  
**London**  
**Camden**  
**NW5 1QU**

Proposal:  
Replacement of the rear elevation second-floor terrace door and transom.

Drawing Nos: Heritage Statement\_St Albans Villas, 4B Oak Court; Existing Rear Door\_4B Oak Court; 20194889P\_Aproved Rear Elevation\_4B Oak Court; Proposed Door\_01247764; Proposed Door Details

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:

Heritage Statement\_St Albans Villas, 4B Oak Court; Existing Rear Door\_4B Oak Court; 20194889P\_Aproved Rear Elevation\_4B Oak Court; Proposed Door\_01247764; Proposed Door Details

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 The subject building at 4 St Albans Villas is Grade II Listed on the National Heritage List for England (No. 1379017) and the site is also located in the Dartmouth Park Conservation Area. The building forms one half in a semi-detached pair of villas that were constructed in the mid 19-century with white stucco front façades, rusticated upper ground floors with cantered bays rising from lower ground floor level.

The applications works relate to the replacement of the second-floor flats rear elevation door and transom light.

The subject door to be replaced of a traditional design, however it is not historic fabric or reflective of the villas original rear elevation fenestration arrangement or pattern. The new unit would be inserted into the existing opening with no changes to the dimensions. The building has a previously approved permission to install slimline timber double glazed units throughout and the proposed new door would be of the same specifications and detail as the consented joinery - timber framed, slimline double glazed with a white painted finish. The existing transom light has a ventilation duct and removal of this would be a visual enhancement.

The proposal would therefore not cause harm to the special architectural and historic interest of the listed building or to the character and appearance of the Dartmouth Park Conservation Area.

The application has been advertised in the press by a site notice whereby there were no consultation responses.

- 2 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer