

Application ref: 2024/4079/L
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Date: 21 October 2024

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Whymark & Moulton Ltd.
14 Cornard Road
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CO10 2AX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

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

Proposal:

Details of condition 4 (sample panel of brickwork) of listed building consent 2024/1714/L dated 23/07/2024 for 'demolition and rebuild rear boundary wall using salvaged brickwork.'

Drawing Nos: Unnumbered photographs (x6) of brick sample panel;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting approval of details (listed building):

The application affects the rear boundary walls of the grade II listed 11-23 Leverton Street which border Falkland Place playground, within the Kentish

Town Conservation Area. Due to their poor condition, the walls have been approved to be demolished and rebuilt to the same height.

For the purposes of this application, the boundary walls contribute to the special interest of the listed buildings by virtue of their largely consistent use of stock brick, which matches that used in the houses themselves.

Condition 4 of listed building consent 2024/1714/L required the submission of the following details:

"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."

The sample panel of brick demonstrates that a mix of red and yellow stock bricks will be used, laid in a Flemish bond. The pointing will be slightly rounded inwards to better accentuate the bricks themselves.

The proposed brickwork is in keeping with the age and style of the listed buildings and therefore will cause no harm to their special interest or to the character and appearance of the conservation area.

Public consultation was undertaken for this application by means of a press notice and a site notice. Bartholomew Estate and Kentish Town CAACs and Kentish Town Neighbourhood Forum were also consulted. The only response received was from the Neighbourhood Forum who made no comment.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that all conditions relating to listed building consent (2024/1714/L) granted on 23/7/24 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer