

Application ref: 2023/3867/L  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 25 October 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Scenario Architecture  
10b Branch Place  
London  
N1 5PH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**124 St Pancras Way  
London  
NW1 9NB**

Proposal:

Demolition of existing lower and upper ground floor rear extensions (bathroom and storage) and construction of a new basement with 2 x lightwells within the rear garden, new full-width lower ground floor rear extension with excavated patio, and part-width ground floor rear extension; internal alterations to reconfigure the spatial distribution between the existing two dwellings.

Drawing Nos: LO-A-01; EX-A0.01; EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; EX-A2.01; EX-A2.02; EX-A3.01; EX-A3.02; DEM-A0.01; DEM-A1.01; DEM-A1.02; DEM-A1.03; DEM-A1.04; DEM-A1.05; DEM-A2.01; DEM-A2.02; DEM-A3.01; DEM-A3.02; PR-A0.01; PR-A1.01; PR-A1.02; PR-A1.03; PR-A1.04; PR-A1.05; PR-A1.06; PR-A2.01; PR-A2.02; PR-A3.01; PR-A3.02; PR-A4.01; Design and Access Statement prepared by SA, dated August 2023; Heritage Statement prepared by Savills, dated August 2023; Construction Method Statement prepared by Baker Chatterton Structural Design, ref. J416-S-RP-001, rev 01;

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: LO-A-01; EX-A0.01; EX-A1.01; EX-A1.02; EX-A1.03; EX-A1.04; EX-A1.05; EX-A2.01; EX-A2.02; EX-A3.01; EX-A3.02; DEM-A0.01; DEM-A1.01; DEM-A1.02; DEM-A1.03; DEM-A1.04; DEM-A1.05; DEM-A2.01; DEM-A2.02; DEM-A3.01; DEM-A3.02; PR-A0.01; PR-A1.01; PR-A1.02; PR-A1.03; PR-A1.04; PR-A1.05; PR-A1.06; PR-A2.01; PR-A2.02; PR-A3.01; PR-A3.02; PR-A4.01

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) Plan, elevation and section drawings at a scale of 1:20 of the new rear extension, including samples and/or manufacturer's details of new facing materials.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings at a scale of 1:10.

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 consent-

The proposal involves the demolition of existing lower and upper ground floor rear extensions (bathroom and storage) and construction of; a new basement with a lightwell within the rear garden; new full-width lower ground floor rear extension with excavated patio; and part-width ground floor rear extension.

This proposal is similar to a proposal which was approved in 2019 (refs: 2018/1137/P and 2018/1021/L). The main difference being that a small basement is proposed under the rear extension.

The current existing rear extensions are incoherent, consisting of a series of modern additions. The proposed works create a more ordered appearance, which still reflects the traditional form of a terraced building with a rear wing.

The extension, being located to the rear of the terrace and set below existing extensions at adjoining sites, would ensure the extension had a limited impact on both the conservation area and setting of neighbouring listed buildings.

The size of the rear extension is modest and respects the plan form and hierarchy of the listed building. In addition, the excavation causes no harm to any historic fabric. Whilst a small sub basement area is created, this is outside the footprint of the original building and would be accessed from an overtly modern space, therefore the ability to read the historic form of the building would remain unchanged.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

No objections have been received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of 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 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 above the printed name.

Daniel Pope  
Chief Planning Officer