

Application ref: 2024/1163/L
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Scenario Architecture
10b Branch Place
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

126 St Pancras Way
London
NW1 9NB

Proposal:

Demolition of rear garden shed; erection of lower ground floor rear extension and new basement rear extension, new windows to rear elevation; new Juliette balconies to front first floor windows and extension of front entrance steps.

Drawing Nos: Plans: LO-A-01, rev 01; EX-A0.01, rev 01; EX-A1.01, rev 01; EX-A1.02, rev 01; EX-A1.03, rev 01; EX-A1.04, rev 01; EX-A1.05, rev 01; EX-A2.01, rev 01; EX-A3.01, rev 01; EX-A3.02, rev 01; PR-A0.01, rev 01; PR-A1.01, rev 01; PR-A1.02, rev 01; PR-A1.03, rev 01; PR-A1.04, rev 01; PR-A1.05, rev 01; PR-A1.06, rev 01; PR-A2.01, rev 01; PR-A3.01, rev 01; PR-A3.02, rev 01;

Supporting information: Design and Access Statement prepared by Scenario Architecture, March 2024; Heritage Report prepared by Donald Insall Associates, February 2024; Arboricultural Report & Impact Assessment prepared by Crown Tree Consultancy, 25/03/2024; Basement Impact Assessment prepared by Maund Geo-Consulting Ltd, July 2024

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, rev 01; EX-A0.01, rev 01; EX-A1.01, rev 01; EX-A1.02, rev 01; EX-A1.03, rev 01; EX-A1.04, rev 01; EX-A1.05, rev 01; EX-A2.01, rev 01; EX-A3.01, rev 01; EX-A3.02, rev 01; PR-A0.01, rev 01; PR-A1.01, rev 01; PR-A1.02, rev 01; PR-A1.03, rev 01; PR-A1.04, rev 01; PR-A1.05, rev 01; PR-A1.06, rev 01; PR-A2.01, rev 01; PR-A3.01, rev 01; PR-A3.02, rev 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.

Informative(s):

- 1 Reasons for granting consent-

The proposal involves the demolition of an existing rear garden shed, erection of lower ground floor rear extension and new basement rear extension, and new windows to rear elevation. The proposal has been amended to remove new Juliette balconies to front first floor windows, and extension of front entrance steps, from the scope of works.

The existing shed does not have any historic or architectural interest and its removal causes no harm.

The rear wing itself would be maintained, but extended downwards to lower ground floor level. A rear wing at this level is not an uncommon feature on a building of this age and style. Although the rear wall is partly removed at lower ground floor it has been altered in the past with non original window and door openings. Whilst it would cause a small degree on harm in terms of the loss of fabric and impact on the plan form, it is outweighed by the improvements made to the ground floor rear wall, where the unsympathetic timber external wall is removed and the original brick facade reinstated.

The extension itself is largely hidden from view from the surrounding area, meaning that it will have a limited impact on the setting of neighbouring listed buildings.

The space in the rear extension is modest in size 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 will be accessed from an overtly modern space, therefore the ability to read the historic form of the building will remain unchanged.

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 2016 and the National Planning Policy Framework.

- 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



Daniel Pope
Chief Planning Officer