

Application ref: 2024/3638/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 14 November 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
www.camden.gov.uk/planning

ME Architects
Sopers House
Sopers Rd
Cuffley
EN6 4RY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
32 Steele's Road
London
NW3 4RE

Proposal:

Details to discharge Condition 4 (Detailed Drawings of windows, servicing and fireplace) of listed building consent ref. 2023/4969/L dated 19/06/2024 for 'Exterior alterations including installation and relocation of air bricks; replacement of two windows with one large window at front; and removal of downpipes. Interior refurbishment and alterations including minor changes to planform, installation of detailing/joinery, and installation of floor and wall insulation'.

Drawing Nos: W-01, 211, D-11, D-02, D-06, D-08

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 The application seeks the discharge of condition 4 of listed building consent application 2023/4969/L which reads as follows:

Before the relevant part of the work is begun, 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:

- a) Details including sections at 1:10 of all new windows (including jambs, head and cill) and doors;
- b) Details of the proposed servicing;
- c) Details of the new fireplace on the first floor.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Details relating to the condition have been submitted and are considered to be acceptable. Both the window designs and fireplace are in keeping with the age and style of the building. The servicing proposals are sympathetic to both appearance and fabric of the building.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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. The proposed development also accords with the London Plan 2021 and the NPPF.

- 2 You are advised that all conditions relating to listed building consent 2023/4969/L 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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