

Application ref: 2024/4200/L
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Date: 19 November 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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Atelier Como Ltd
6-7 St Mary at Hill
London
ec3r 8ee

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Medburn Street
London
NW1 1RH

Proposal:

Internal and external alterations, replacement of existing rooflight and new sash window to existing extension.

Drawing Nos: Location Plan dated 27-Sep-2024, 2108_SD01, 2108_SD02, 2108_SD03, 2108_SD04, 2108_P01, 2108_P02, 2108_P03, 2108_P04, 2108_P05, Design & Access Statement 2108 Date 24 09 2024, HERITAGE STATEMENT SEPTEMBER 2024 by REVIVE&TAILOR, 26 Medburn Street Planning Application Site Photographs 19th March 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: Location Plan dated 27-Sep-2024, 2108_SD01, 2108_SD02, 2108_SD03, 2108_SD04, 2108_P01, 2108_P02, 2108_P03, 2108_P04, 2108_P05, Design & Access Statement 2108 Date 24 09 2024, HERITAGE STATEMENT SEPTEMBER 2024 by REVIVE&TAILOR, 26 Medburn Street Planning Application Site Photographs 19th March 2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 site is a grade-II-listed terraced townhouse of 1852 on a corner plot making a positive contribution to the King's Cross St Pancras Conservation Area.

Works sought include to replace a bathroom suite at first-floor level, carry out internal works to a modern rear extension and reduce the size of a rooflight, add a timber window, and demolish a masonry pram store and replace it with planting. The low brick wall will be extended to the rear of the house. Previous proposals to enlarge the rear extension to full width have been removed. The proposal has been reviewed by the Council's Conservation team and is found to be acceptable.

No objections were received in relation to this application. The site planning history has been taken into account prior to making this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development 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 National Planning Policy Framework 2023.

- 2 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.

- 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 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) 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer