

Application ref: 2024/4274/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

1 Rothwell Street
London
NW1 8YH

Proposal:

Variation of condition 2 (approved plans) of listed building consent ref. 2023/3965/L dated 27/02/2024 (for demolition of existing rear projection and erection of a two storey rear extension, upward extension, other minor external and internal works), namely to add a casement window to the side elevation.

Drawing Nos: 394-DWG-1012 Rev. P1, 394-DWG-1007 Rev. P2, 394-DWG-1003 Rev. P2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition 2 of listed building consent ref. 2023/3965/L dated 27/02/2024, shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans:

394-DWG-1002-P3, 394-DWG-1010-P2, 394-DWG-1025-P2, 394-DWG-1024-

P2, 394-DWG-1026, 394-DWG-1030, 394-DWG-1021, 394-DWG-1020, 394-DWG-1005, 394-DWG-1007 Rev. 2, 394-DWG-1003 Rev. P2, 394-DWG-1004, 394-DWG-000, 394-DWG-1001, 394-DWG-1012 Rev. P (all drawings rev. P1 unless stated).

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.

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 Prior to the occupation of the development hereby permitted, the ground floor window on the side elevation of the extension, as labelled on drawing 394-DWG-1012 Rev P2, shall be fitted with obscure glass be non-opening up to a height at 1.7m from the internal floor level, and the window shall be retained as such for the duration of the development.

Reason: To protect the amenity of adjoining occupiers.

Informative(s):

- 1 The proposal is for a variation of condition 2 (approved plans) of listed building consent ref. 2023/3965/L dated 27/02/2024 (for demolition of existing rear projection and erection of a two-storey rear extension, upward extension, other minor external and internal works), namely to add a casement window to the side elevation. The window would be added to the side wall of the new closet wing and would not alter the fabric listed building in any way.

The existing property is a four-storey (including lower ground level) end of terrace dwelling located on the southern side of Rothwell Street. It is located within the Primrose Hill Conservation Area and is Grade II listed. The overall significance of the building includes its architectural design and materials, floorplan, townscape value and its evidential value as a mid-nineteenth-century terraced building.

The proposal involves adding a casement window to the side elevation of the house, in a location not visible from the street. This window will improve ventilation for the first-floor WC. The casement window is proposed in place of a previously planned roof light, which was intended for the same location above the bathroom. The exact finishing materials have not been confirmed as part of the application. They would be required to match those on the approved extension by condition.

The window would face eastwards at ground floor level. Any overlooking towards neighbouring properties from this window would not be in excess of that already available from the rear stairs or from rear ground floor windows. Nevertheless, to minimise the impact on neighbouring properties a condition

will be included which ensures the bathroom window would be fitted with obscure glazing.

The development is therefore acceptable in terms of its design and amenity impacts, and for all other reasons. The Council's Conservation Officer has not objected to this proposal.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The Primrose Hill CAAC responded to the public consultation and did not object to this application. No objections have been received prior to making this decision. 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 policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer