

Application ref: 2024/4050/L
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City Planning Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**39 Marchmont Street
London
Camden
WC1N 1AP**

Proposal:

Repairs and refurbishment of residential units including repairs of main roof and replacement of the rear dormers, reinstatement of missing chimney pot, replacement of door to roof terrace, installation of balustrading to roof terrace and removal of services and boxing on the rear elevation, along with associated internal repairs and refurbishment of upper floor flats, including replacement of non-original stair floor and landing finishes, replacement of non-original ceiling lining at second and third floors, replacement of non-original partitions in all flats, replacement of non-original sanitary-ware and kitchen units in all flats and relocation of all servicing internally.

Drawing Nos: 24002-MA-PL2-XX-DR-A-001-P01, 24002-MA-PL2-XX-DR-A-041-P02, 24002-MA-PL2-XX-DR-A-040-P02, 24002-MA-PL2-ZZ-DR-A-012-P02, 24002-MA-PL2-XX-DR-A-170-P02, 24002-MA-PL2-ZZ-DR-A-110-P01, 24002-MA-PL2-ZZ-DR-A-112-P01, 24002-MA-PL2-XX-DR-A-140-P02, 24002-MA-PL2-XX-DR-A-141-P01, 24002-MA-PL2-ZZ-DR-A-022-P02, 24002-MA-PL2-XX-DR-A-005-P01, 24002-MA-PL2-XX-DR-A-300-P01, 24002-MA-PL2-XX-DR-A-306-P01, 24002-MA-PL2-ZZ-DR-A-020-P02, 24002-MA-PL2-ZZ-DR-A-021-P01, 24002-MA-PL2-XX-DR-A-080-P02, 24002-MA-PL2-XX-DR-A-050-P02, 24002-MA-PL2-XX-DR-A-051-P02, 24002-MA-PL2-XX-DR-A-305-P01, 24002-MA-PL2-ZZ-DR-A-401-P01, 24002-MA-PL2-XX-DR-A-310-P01, 24002-MA-PL2-ZZ-DR-A-400-P01, 24002-MA-PL2-XX-DR-A-070-P02, 24002-MA-PL2-ZZ-DR-A-010-P02, Cover Letter (dated 02/09/24), Design and Access

Statement (dated 08/08/24), Heritage Statement (dated August 2024), Structural Condition Report (dated 15/12/23), Structural Condition Survey, Addendum to Structural Condition Survey, Structural Photo Record.

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:

24002-MA-PL2-XX-DR-A-001-P01, 24002-MA-PL2-XX-DR-A-041-P02, 24002-MA-PL2-XX-DR-A-040-P02, 24002-MA-PL2-ZZ-DR-A-012-P02, 24002-MA-PL2-XX-DR-A-170-P02, 24002-MA-PL2-ZZ-DR-A-110-P01, 24002-MA-PL2-ZZ-DR-A-112-P01, 24002-MA-PL2-XX-DR-A-140-P02, 24002-MA-PL2-XX-DR-A-141-P01, 24002-MA-PL2-ZZ-DR-A-022-P02, 24002-MA-PL2-XX-DR-A-005-P01, 24002-MA-PL2-XX-DR-A-300-P01, 24002-MA-PL2-XX-DR-A-306-P01, 24002-MA-PL2-ZZ-DR-A-020-P02, 24002-MA-PL2-ZZ-DR-A-021-P01, 24002-MA-PL2-XX-DR-A-080-P02, 24002-MA-PL2-XX-DR-A-050-P02, 24002-MA-PL2-XX-DR-A-051-P02, 24002-MA-PL2-XX-DR-A-305-P01, 24002-MA-PL2-ZZ-DR-A-401-P01, 24002-MA-PL2-XX-DR-A-310-P01, 24002-MA-PL2-ZZ-DR-A-400-P01, 24002-MA-PL2-XX-DR-A-070-P02, 24002-MA-PL2-ZZ-DR-A-010-P02, Cover Letter (dated 02/09/24), Design and Access Statement (dated 08/08/24), Heritage Statement (dated August 2024), Structural Condition Report (dated 15/12/23), Structural Condition Survey, Addendum to Structural Condition Survey, Structural Photo Record.

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 planning permission:

The site consists of a mid-terrace property dating from the mid-19th century

which is Grade II listed. The building is set over five floors, including a basement storey, with commercial lower ground and ground floors and residential above. This application relates to the residential units only and works to the commercial unit are sought under separate planning and listed building applications (reference 2024/3899/P and 2024/4049/L). There is also an associated planning application (reference 2024/3928/P) to accompany this application.

The works are considered to sensitively and sympathetically assist in refurbishing the property in terms of their design, size, location, colour and materials used. Following the submission of amended drawings to revise the design of the rear dormers they are considered to be sensitively designed dormers of a similar size with sash windows. The dormers will reflect the design and appearance of the building's fenestration and the wider terrace and are acceptable. All repairs to the parapet walls and chimney pot will match the existing in place. The replacement door to the roof terrace will have a traditional design and the proposed black iron 1.1m high railings will match those that are found along the rest of the terrace. These works are therefore acceptable.

The internal works are acceptable as they will be undertaken to non-original fabric. The replacement partitions and insulation will be installed in the areas of the building that have been heavily altered and have lost much of their historic fabric and character. The changes will preserve and enhance the special interest of the Grade II listed building.

Overall, it is considered that the proposals would preserve and enhance the listed building. The proposals are also considered to be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting, and are acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, 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 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