

Application ref: 2024/4049/L
Contact: Connie Marinetto
Tel: 020 7974 8012
Email: connie.marinetto@camden.gov.uk
Date: 5 December 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

City Planning Ltd
Third Floor
244 Vauxhall Bridge Road
London
SW1V 1AU
United Kingdom

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 commercial unit, including reinstatement of front lightwell and associated openings at lower ground level together with the installation of a staircase and railings, replacement of shopfront, removal of plastic roof to the rear courtyard, replacement of roofs to rear ground floor extensions and internal alterations at ground and lower ground floor level.

Drawing Nos: 24002-MA-PL1-XX-DR-A-001-P03, 24002-MA-PL1-XX-DR-A-040-P04, 24002-MA-PL1-XX-DR-A-070-P03, 24002-MA-PL1-ZZ-DR-A-010-P04, 24002-MA-PL1-ZZ-DR-A-402-P02, 24002-MA-PL1-ZZ-DR-A-401-P02, 24002-MA-PL1-ZZ-DR-A-400-P02, 24002-MA-PL1-XX-DR-A-140-P04, 24002-MA-PL1-XX-DR-A-171-P04, 24002-MA-PL1-XX-DR-A-170-P04, 24002-MA-PL1 ZZ-DR-A-110-P06, 24002-MA-PL1-XX-DR-A-050-P04, 24002-MA-PL1-XX-DR-A-080-P03, 24002-MA-PL1 ZZ-DR-A-020-P04, Cover Letter (dated 10/09/24), Design and Access Statement (dated 11/07/24), Heritage Statement (dated August 2024), Structural Condition Report (dated 15/12/23), 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-PL1-XX-DR-A-001-P03, 24002-MA-PL1-XX-DR-A-040-P04, 24002-MA-PL1-XX-DR-A-070-P03, 24002-MA-PL1-ZZ-DR-A-010-P04, 24002-MA-PL1-ZZ-DR-A-402-P02, 24002-MA-PL1-ZZ-DR-A-401-P02, 24002-MA-PL1-ZZ-DR-A-400-P02, 24002-MA-PL1-XX-DR-A-140-P04, 24002-MA-PL1-XX-DR-A-171-P04, 24002-MA-PL1-XX-DR-A-170-P04, 24002-MA-PL1-ZZ-DR-A-110-P06, 24002-MA-PL1-XX-DR-A-050-P04, 24002-MA-PL1-XX-DR-A-080-P03, 24002-MA-PL1-ZZ-DR-A-020-P04, Cover Letter (dated 10/09/24), Design and Access Statement (dated 11/07/24), Heritage Statement (dated August 2024), Structural Condition Report (dated 15/12/23), 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 listed building consent:

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 commercial unit only and works to the residential unit is sought under reference 2024/3928/P and 2024/4050/L. This application is also accompanied by an associated planning application reference 2024/3899/P.

The proposed works include repairs and refurbishment of the ground floor commercial unit.

The works are considered to sensitively and sympathetically assist in refurbishing the property in terms of their design, size, location, colour and materials used. The opening up of the lightwell, along with the installation of a

staircase and railings is supported as it will enhance the character of the street scene where this is a common feature. The proposed window and door at lower ground level, will be appropriately constructed of timber to match the other windows on the property. The proposed replacement shopfront will be of a traditional design and will reinstate historic features, which is supported. The replacement of the roofs at the rear of the property are acceptable and will be an improvement to the existing situation.

The internal works are acceptable as they would removal of all non-original partitions and staircases and would restore the building's historic floor plan to support the preservation of the significance including the spatial plan form and historic features of this Grade II listed building.

Overall, it is considered that the proposals would preserve and enhance the listed building and are 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer