

Application ref: 2024/4315/L  
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Date: 11 December 2024

**Development Management**  
Regeneration and Planning  
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Studiosres  
Flat 2  
133 Constantine Road  
London  
NW3 2LR

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**Flat D**  
**38 Delancey Street**  
**London**  
**NW1 7NH**

Proposal:

External and internal alterations in connection with replacement of timber and metal frame single glazed windows at 3rd floor level on all elevations (windows W.01 to W.03, W.05 and W.06) with timber frame double glazed windows; repair existing timber sash, stair landing window (W.04) and retro-fit with slim conservation grade, double glazing; internal reconfiguration of floor layout; general works of repair and refurbishment, including provision of new internal doors, flooring, partitions, light fittings and plumbing.

Drawing Nos: (P0113\_00A\_)001 rev A, 002 rev A, 100, 101, 102, 103;  
(P0113\_00B\_)01, 02, 03; (P0113\_00\_)100, 101, 102; P0113\_00\_103 (received 10/12/2024); (P0113\_22\_)01, 02; P0113\_22\_03 (received 10/12/2024); P0113\_22\_10;  
Design & Access and Heritage Statement from Studiosres received 10/12/2024.

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: (P0113\_00A\_)001 rev A, 002 rev A, 100, 101, 102, 103; (P0113\_00B\_)01, 02, 03; (P0113\_00\_)100, 101, 102; P0113\_00\_103 (received 10/12/2024); (P0113\_22\_)01, 02; P0113\_22\_03 (received 10/12/2024); P0113\_22\_10; Design & Access and Heritage Statement from Studiores received 10/12/2024.

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.

- 4 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings of retrofitted window (W.04) at a scale of 1:10 with glazing bar details at 1:1.

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.

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 principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

The proposed replacement of modern timber and metal frame single glazed windows at 3rd floor level on all elevations (windows W.01 to W.03, W.05 and W.06) with timber frame double glazed windows is considered to be acceptable in terms of their design, material, location, colour, proportions and opening methods.

While there would be some degree of increased thickness to the window frame in order to accommodate double-glazed panes, in this instance, the proposed use of a suitably slim units is considered to be an appropriate and sympathetic change.

The original proposals also included the replacement of a stair landing window (W.04) located on the north-west elevation of the building. However, the Council expressed concern in regard to these proposals as the window in question is historic with slim glazing bars, and therefore, the proposals would result in the loss of historic fabric.

In response, the applicant provided revised drawings which showed the relevant window to be retained and proposed to be retro-fitted with slim conservation grade, double glazing instead and with a damaged window sill being carefully repaired. This approach is considered to be appropriate subject to a condition attached to this consent requiring the submission of details for approval in writing by the Council before the relevant part of the work is begun.

Internally, other than the original staircase and general layout of the front and rear room, no other features of significance remain. The proposed internal works would therefore only impact on non-original partitions and would not harm any historic features. The proposed demolition works would allow the flat to regain an internal layout with regularly-shaped rooms and the resultant layout would not be significantly different to the existing.

The existing secondary glazing proposed to be removed is modern and does not contribute to the special interest of the building. Proposals to install secondary glazing to the rear metal windows would not impact on any historic features or fabric of the building.

Overall, therefore, the various proposed internal and external alterations as revised would not result in loss or harm to any historic features or fabric of the building. As such, the proposals would 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 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.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.
- 5 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](http://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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer