

Application ref: 2024/2697/L
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Date: 9 January 2025

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Baily Garner
146-148 Eltham Hill
London
SE9 5DY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Derby Lodge
Wicklow Street
London
WC1X 9LE

Proposal:

Replacement of the single glazed existing windows and French doors to the rear with timber double glazed windows and doors to match the existing configuration. Various maintenance works including repointing of brickwork; repairs to damaged concrete; roof repairs, including re-bedding of coping stones and replacement of promenade tiles; repairs to damaged render; cleaning of gutters and rainwater pipes; redecoration to existing timber, render and metalwork.

Drawing Nos: Plans:

PI 02, rev 2; P01, rev 2; PI 03, rev 2; PI 04, rev 2; Box sash section drawing inc glazing bar detail prepared by O'Nion and Thomson Ltd; Design and Access Statement prepared by Baily Garner dated February 2024; Heritage Statement prepared by Baily Garner dated June 2024; Maintenance Report prepared by RCA Structures dated 21/08/2024; Walkway specification document prepared by Bauder dated 15/07/2024;

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:

PI 02, rev 2; P01, rev 2; PI 03, rev 2; PI 04, rev 2; Box sash section drawing inc glazing bar detail prepared by O'Nion and Thomson Ltd

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 permission.

The joinery of the windows and doors would be replaced like for like to match the existing configuration. Therefore, the replacement of the existing rear elevation windows and doors with like-for-like timber replacements is a relatively minor and unobtrusive change to the building's elevation viewed as a whole.

The other repair works would be unobtrusive and would be completed in accordance with appropriate work methodologies.

Overall, there would be no discernible change to the existing situation and features of special architectural and historic interest of the host building would be retained.

No objections have been received. The site's planning history has been taken into account when making this decision.

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 (ERR) 2013.

As such, the proposal 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 2024.

- 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 blue rectangular background.

Daniel Pope
Chief Planning Officer