

Application ref: 2024/4080/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 3 February 2025

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

Chris Dyson Architects
1 Fashion Street
London
E1 6LY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
1st to 3rd Floor
87 Leather Lane
London
EC1N 7TS

Proposal:

Installation of air conditioning condenser unit in central roof valley, replacement of coping stone on the front and rear parapet walls at second floor level, installation of vents within the roof slopes, slim-line double glazing in all modern windows, new dormer window opening within the mansard roof on the rear elevation, replacement of timber screen on the first floor side elevation, removal and replacement of section of lean-to roof with new roof lights, installation of new lead-clad central roof valley access hatch on inward slope of rear roof pitch, installation of cast iron rainwater goods, removal of paint from brickwork and various repair works to the windows. Various internal works including new doors, new handrail and balustrade to the stair, new kitchen cabinetry, new bathroom fittings and service pipes.

Drawing Nos: Site location plan; 0514 A 00 0000 rev 00; 0514_A_0010 rev 00; 0514_A_00_1000 rev 03; 0514_A_00_1001 rev 02; 0514_A_00_1100 rev 00; 0514_00_1200 rev 02; 0514_A_10_1000 rev 02; 0514_A_10_1001 rev 02; 0514_A_10_1100 rev 03; 0514_A_10_1200 rev 02; 0514_A_10_1201 rev 01; 0514_01_1422 rev 03; 0514_A_1423 rev 03; 0514_A_1450 rev 03; 0514_A_1451 rev 00; Heritage Appraisal prepared by The Heritage Practice dated November 2024. Addendum Report for Overheating Analysis prepared by Eight Versa dated 31/01/2025; Overheating Analysis prepared by Eight Versa dated 18/11/2024; Acoustic

Report prepared by Noico Noise Control dated 29/01/2025.

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:

Site location plan; 0514 A 00 0000 rev 00; 0514_A_0010 rev 00; 0514_A_00_1000 rev 03; 0514_A_00_1001 rev 02; 0514_A_00_1100 rev 00; 0514_00_1200 rev 02; 0514_A_10_1000 rev 02; 0514_A_10_1001 rev 02; 0514_A_10_1100 rev 03; 0514_A_10_1200 rev 02; 0514_A_10_1201 rev 01; 0514_01_1422 rev 03; 0514_A_1423 rev 03; 0514_A_1450 rev 03; 0514_A_1451 rev 00; Heritage Appraisal prepared by The Heritage Practice dated November 2024. Addendum Report for Overheating Analysis prepared by Eight Versa dated 31/01/2025; Overheating Analysis prepared by Eight Versa dated 18/11/2024; Acoustic Report prepared by Noico Noise Control dated 29/01/2025.

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 Design and Heritage
The proposal involves a number of alterations to the existing mid-terrace Grade II listed building as part of refurbishment works to the maisonette that extends over the 1st to 3rd floors of the building.

Air conditioning unit:

The proposal would include the installation of a new air conditioning unit within the central area of the valley roof. The air conditioning unit would be modest in size and would not be visible from the street. Due to its size and location there would be no harm to the historic fabric of the listed building.

Replacement glazing:

The first and second floors of this Grade II listed building retains much of their early 18th century character and the existing historic windows retain early glass. It is proposed to install slim line double glazing within the existing timber frames in the modern windows. All of the historic windows and glazing at first and second floor level will be retained with the replacement of one vented pane with glazing to match. It is proposed to replace the windows in the third floor within the mansard on the front elevation and all the glazing in the windows in the rear elevation which are all modern replacements. The replacement of the modern glazing with new slim-lined double glazing would not result in the loss of any historic fabric and would not cause harm to the building's special interest or significance.

Rear dormer window:

The existing mansard roof appears to be a later addition to the building. It is proposed to install a new dormer window within the rear roof slope of the mansard. The neighbouring buildings have little consistency at roof level with the 3 properties having different numbers and designs of dormer windows within their mansards. Ordinarily the installation of a new dormer in roof of a listed building would not be acceptable unless there was evidence of it reinstating a previous historic condition. However, in this instance the alteration is considered to be acceptable as it does not involve the loss of lath and plaster finish (the mansard at this point is internally lined out in plasterboard). The roof structure itself has been rebuilt in the C20th and although historic timbers definitely exist within the roof structure this part of the roof does not include any. There is no consistent pattern of rear dormers across the rear elevations. Nos. 83, 85 and 89 all have modern roofs with dormers of varying design to the front and rear elevations. No. 85 has a similar dormer window that provides light to the staircase and this element of the proposals in relation to no. 87 would therefore accord with the general (though inconsistent) character of the listed group. The proposed dormer would be introduced to later fabric and would not cause harm to the building's special interest or significance.

New access within the roof:

It is also proposed to reconfigure the inward facing slope of the rear roof to create a new access to the area between the two roof forms. There is already a dormer type door access at roof level. In order to provide enhanced access to outdoor plant and for improved maintenance of the valley between the roofs, a new access is proposed. The new opening would be positioned more centrally than the existing. It would involve the removal of 2/3 rafters but these would be used as doubling up either side of the proposed new opening. The attic areas would be boarded out for use as effective storage and to allow for full insulation. The external lead valley would be repaired and overlaid with permeable decking to protecting the flashings and allow for more effective maintenance. The new door access would be inset with glazed panels to provide light into the attic area.

- 2 There is no public visibility of the external alterations and the internal alteration does not result in historic fabric being removed from the building, although it does involve a small degree of relocation within the same space and for essentially the same structural function. These works would not cause harm to the building's special interest or significance.

Boundary screen:

At first floor level there is an existing 1.7m high timber screen that runs along the southern side shared boundary at the rear with no. 85. It is proposed to replace this with a new timber screen that is similar in height and length. This would not result in any additional harm to the character or appearance of the building or to public views from the courtyard area that serves the Bourne Estate at the rear. The replacement of the existing terrace roof deck with a new terrace roof deck finish would not result in any visual change and would be considered acceptable.

Works to 2 storey rear extension:

There is an existing two storey brick-built extension at the rear which serves the modern staircase. It appears to date from 1900-1920. The proposal would include the replacement of the sloping slate roof to install a glazed section above the internal stair. The pitch and overall character and appearance of the roof would be retained and would not harm the character or appearance of the historic building.

Works to the rear:

The rear elevation has been much altered historically. The proposals to the rear elevation involve the removal of all plastic rainwater goods and replacement with cast iron. The cement render to the first floor and window reveals would be removed as would all cementitious pointing. The brickwork would be repaired and then repointed using lime mortar. The window arches would be reformed to an appropriate historic detail and the concrete coping stones replaced in stone. A new timber door replacing the existing modern door at first floor level would also be provided. The proposals as they relate to the rear elevation would enhance its special interest by reinstating more authenticity both in fabric and detail.

The details of proposed chimneypieces in lieu of largely absent chimneypieces (plus replacement of one mass-produced c.1910 cast iron chimneypiece) would be acceptable and are considered to enhance the special architectural and historic interest of the listed building.

Works to internal stair:

The proposals involve the replacement of the existing modern balustrade and handrail to the modern staircase to the rear with sensitive equivalents. The proposed replacement would not impact on historic fabric of significance and would relate positively to the existing character and appearance of the listed building.

Also proposed is the provision of a small cupboard beneath the existing staircase which replaces an existing modern cupboard. The stair and circulation space in this location is a rather ad hoc c.1900 arrangement of little interest in itself. The alterations would not cause harm to the special interest or significance of the listed building.

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 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.

- 3 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