

Application ref: 2024/4961/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
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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

Miltiadou Cook Mitzman Architects Llp
3rd Floor
10-12 Emerald Street
London
WC1N 3QA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Prowse Place
London
Camden
NW1 9PN

Proposal:

Reinstatement of historical front entrance; internal alterations across all floors; installation of double-glazed bifold door and casement window on rear elevation of the lower ground floor; installation of air source heat pump in rear garden

Drawing Nos: Design & access statement, 420DWG019p1, 420DWG018p1, 420DWG017p1, 420DWG016p1, 420DWG015p1, 420DWG014p1, 420DWG004p1, 420DWG003p1, heritage statement, plant noise assessment, TPP01 tree protection, tree survey, 420DWG013p1, 420DWG012p1, 420DWG011p1, 420DWG010p1, 420DWG009p1, tree protection, tree survey, 420DWG008p1, 420DWG007p1, 420DWG006p1, 420DWG005p1, 420DWG004p2, 420DWG002p2, 420DWG001p1, location plan, site plan

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:

Design & access statement, 420DWG019p1, 420DWG018p1, 420DWG017p1, 420DWG016p1, 420DWG015p1, 420DWG014p1, 420DWG004p1, 420DWG003p1, heritage statement, plant noise assessment, TPP01 tree protection, tree survey, 420DWG013p1, 420DWG012p1, 420DWG011p1, 420DWG010p1, 420DWG009p1, tree protection, tree survey, 420DWG008p1, 420DWG007p1, 420DWG006p1, 420DWG005p1, 420DWG004p2, 420DWG002p2, 420DWG001p1, location plan, site plan

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 Before the relevant part of the work is begun, 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:

a) Plan, elevation and section drawings at 1:10 of the new front door, its fanlight and doorcase.

b) Plan, elevation and section drawings, at 1:10 of the iron railings, demonstrating conformity with surrounding railings.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed 19th-century end-terrace townhouse making a positive contribution to the Jeffrey's Street Conservation Area.

It has a small modern closet wing to the side, which contains the front door.

Beside this is an infill rear extension. The infill rear extension is at lower-ground-floor level, while the closet wing has a lower basement part half a storey below. The front part of the upper ground floor is a single volume. The windows are said to be modern replicas.

The front of the house retains the bottom step within the area parapet. The railings are discontinuous at their junction with this step. The parapet end matches surviving bridge parapets on adjacent houses. The arched front windows are of different forms. These physical traces strongly suggest that the house's principal access used to be via a bridge over the area, like its neighbours.

The applicant wishes to lower the entire of the rear part to a common level and remove a wall separating the two parts, creating a full-width rear volume, separated as now from the host building by the surviving part of the back wall. This requires the floor of the upper level of the closet wing to be raised. This in turn requires the re-siting of the front door. These works are not harmful to the listed building.

Consequently, the applicant wishes to return the front door to its original position on the façade. He wishes to reinstate the area bridge. He will then recreate the railings and front door. Details will be required by condition. This will entail the re-creation of a hall, which will restore plan form, so can be argued to be to the benefit of the listed building.

The external plant will be mounted away from a non-original part of the listed building, so will not be visible from neighbouring houses, and will be sheltered by the garden wall, so will not be visible from the conservation area. Consequently neither will be harmed by it.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were two positive responses from neighbours. The Jeffrey's Street CAAC also responded positively but requested further details be requested by condition. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 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