

Application ref: 2024/5707/L
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 11 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

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:
7 Sharpleshall Street
London
NW1 8YL

Proposal:
External alterations in connection with the replacement of non-original window and external doors at rear lower ground, ground and 1st floor (closet wing extension) levels with double glazed timber frame units; and replacement of non-original external timber door at lower ground door (closet wing extension) level with double glazed timber frame casement window.

Drawing Nos: Site location plan; (408-DWG-)001 rev P3, 002 rev P3, 003 rev P3, 006 rev P3, 011 rev P3, 315 rev P1, 316 rev P1, 317 rev P1, 318 rev P1; Design & Access (with Heritage) statement from Miltiadou Cook Mitzman Architects Llp dated 12/12/2024.

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: Site location plan; (408-DWG-)001 rev P3, 002 rev P3, 003 rev P3, 006 rev P3, 011 rev P3, 315 rev P1, 316 rev P1, 317 rev P1, 318 rev P1; Design & Access (with Heritage) statement from Miltiadou Cook Mitzman Architects Llp dated 12/12/2024.

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.

Informative(s):

- 1 Reason 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 replacement of non-original window and doors with double glazed timber frame units as proposed is considered to be appropriate in terms of the design, material, location, colour, proportions and opening methods.

While Council policy and guidance generally resists the use of double glazing in historic parts of listed buildings such as this, it is noted that the three external doors and one casement window proposed to be replaced are modern fabric in modern volumes within areas of low significance.

In this instance, therefore, the proposed use of a suitably slim, double glazed units is considered to be appropriate and sympathetic changes which align with Council policy and guidance for listed buildings, while also addressing waterproofing and dampness issues at the property.

Overall, therefore, the proposals 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. The Primrose Hill Conservation Area Advisory Committee responded and raise no objection to the proposals. 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 2024.

- 2 The applicant is reminded that this consent relates solely to the alterations as described in the proposed description above and does not grant approval for any other works or alterations also shown on the approved drawings.
- 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.
- 4 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).
- 5 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.
- 6 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) 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 read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer