

Application ref: 2025/0426/L
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Date: 12 February 2025

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 51
Regency Lodge
Adelaide Road
London
NW3 5ED

Proposal:

Retrospective listed building consent for internal alterations
Drawing Nos: Location plan, heritage statement, 674 50 DIS 01 (pre-exist), 674 50 DIS 02 (demo), 674 50 DIS 03 (exist), 674 50 DIS 04 (eles)

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:

Location plan, heritage statement, 674 50 DIS 01 (pre-exist), 674 50 DIS 02 (demo), 674 50 DIS 03 (exist), 674 50 DIS 04 (eles)

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 The site is a flat within a grade-II-listed Style Moderne mansion block of 1938.

An occupant has, without listed building consent, demolished a partition and lobby separating a kitchen from a bedroom, creating a larger room, and has moved a doorway. The applicant wishes retrospectively to regularise the situation.

The heritage statement suggests that the fact that the list description notes that the interiors were "not inspected" at the time of listing means that they do not contribute to the significance of the listed building. This is an entirely incorrect assumption. The interiors of all listed buildings, whether described in the list description or not, are, unless specifically excluded, protected by the listing, and internal works always require listed building consent.

In this instance, the wall removed did not comprise significant fabric, and a downstand remains allowing legibility, and therefore reversibility, of the original plan form. The works have not harmed the special interest of the listed building.

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 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