

Application ref: 2024/5723/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 4 March 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

Landers & Associates
67 Riefeld Road
London
SE9 2RA
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat B
51 Lamb's Conduit Street
London
WC1N 3NB

Proposal:

Replacement of existing kitchen units and appliances, and bathroom sanitaryware in existing locations, redecoration throughout and replacement of modern chipboard and floating floor coverings, installation of an extract fan to rear. Electrical and plumbing replacement works in existing locations.

Drawing Nos: Photographs, design & access and heritage statement, 24001/03 (exist ele), 24001/05a (propo ele), 24001/04a, 24001/02, site location 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Photographs, design & access and heritage statement, 24001/03 (exist ele), 24001/05a (propo ele), 24001/04a, 24001/02, site location 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.

Informative(s):

- 1 The site is the rear elevation and second floor of a grade-II-listed townhouse of 1715.

The applicant wishes to install an extraction fan in the kitchen wall in the closet wing. The external component will be brown. An existing vent will be removed and its hole filled in. The position is directly adjacent to an exhaust flue from the restaurant below. The installation is therefore considered not to be harmful.

Additionally, a timber panelled wall will be coated with intumescent paint, water-damaged chipboard flooring will be replaced throughout, and modern kitchen and bath fittings will be renewed. These matters are not considered to be harmful.

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 no consultation responses. 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.

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