

Application ref: 2025/0213/L
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Date: 10 March 2025

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AtelierWest
126 New Kings Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
23 Delancey Street
London
NW1 7NP

Proposal:

Approval of Details required by Condition 4 (Detail Drawings and/or samples for: Lightwell Staircase, Joinery, Brickwork, Paving, Solar and Lighting), granted under 2024/2600/L, for the erection of a two storey rear extension, lightwell alterations, new PV panels, rear landscaping, joinery replacements and internal planform alterations.

Drawing Nos: 23 Delancey Street_Covering letter AOD LBC; 4.1 - Front Lightwell and Steps_201A; 4.2 - New Sash Windows_202, Timber Doors._203A, Rear Extension Joinery_BGD2 1-3; 4.3 a) - Reclaimed Brickwork_19.02.25; 4.5 - Roof Plan Proposed_106A, Section AA Proposed_109B, Section AA Proposed_109B, PV Panel Assessment_115, Site Location Plan_200A, Solar Fixings_V1 05.23, Solar Specifications_20230807A; 4.6 - Lower Ground RCP Proposed_101B, Upper Ground RCP Proposed_102B, First Floor RCP Proposed_103B, Second Floor RCP Proposed_104A, Third Floor RCP Proposed_105A

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

- 1 The application building at 23 Delancey Street is Grade II Listed on the National Heritage List for England (No. 1067390) and located in the Camden Town Conservation Area. The building is one in a terrace of 6 townhouses constructed mid c.19 century on the south side of Delancery Street out of yellow stock brick with rusticated stucco ground floors, and has a slate mansard roof with two dormers to the front and rear. The terrace has cast-iron lightwell boundary railings with cone finials and No.23 has an original boot scrapers on the front step.

The subject application works relate to the part discharge of Condition 4 pursuant to Listed Building Consent 2024/2600/L for the provision of detailed drawings, manufacturer specification, and materials for the proposed new - 4.1 Lightwell and Steps, 4.2 Joinery, 4.3 a) Brickwork, 4.4 Paving, 4.5 Solar, and 4.6 Lighting, related to the approved developments.

The new front lightwell stair is shown to align with the existing gate opening and is of an appropriate metal material and detail. The stone cladding to the front steps would reinstate a more traditional material - the existing balustrades/railing and boot scraper are to be retained and restored. Paving would be in permeable natural stone.

Details of the new window joinery to be located in the bulk of the host building (x4 attic dormer windows, x2 LGF front elevation lightwell windows) are appropriately timber framed, sash opening and with structural glazing bars and horn details. Slimline double glazing has been confirmed in these specific locations given the units to be replaced are not historic fabric and are of poor untraditional material quality and condition.

The proposed new and replacement internal doors approved to be installed, the external lightwell door, and front entrance door would be solid timber and detailed with traditional fenestrations and hardware.

New facing brickwork for the reconstructed rear extension will use reclaimed yellow stock brick that matches the original material of the host building satisfying Condition 4.3 a). Condition 4.3 b) requiring a sample panel of the confirmed bricks (demonstrating bond patten, mortar mix, pointing detail etc) is still outstanding and will be provided for approval at a later date.

The fixing methods of the proposed x4 solar panels to be installed on the roof will not impact historic fabric, and it has been demonstrated that their proposed location and angle would have no/limited visibility from the immediate streetscape. Where they may be visible from long views their visual impact would be lesser than the existing water tank which is to be removed.

Reflected ceiling plans provided demonstrate that no recessed downlighters would be inserted into historic lath-and-plaster ceilings or in primary rooms or hallways.

As specified, the details provided in relation to the lightwell and steps, joinery, brickwork a), paving, solar and internal lighting would preserve the special

architectural and historic interest of the listed building.

The application has been advertised for public consultation, to which there were no responses.

- 2 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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 You are reminded that Conditions 4.3 b) of listed building consent 2024/2600/L granted on 18/11/2024 is outstanding and requires details to be submitted and approved.

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



Daniel Pope
Chief Planning Officer