

Application ref: 2024/4792/L
Contact: Henry Yeung
Tel: 020 7974 3127
Email: Henry.Yeung@camden.gov.uk
Date: 11 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

ICreate Designs Limited
1 1 Crabtree Close
Bushey
Hertfordshire
WD23 3BJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Lyme Street
London
NW1 0EH

Proposal:

Erection of single storey rear extension and removal of internal wall
Drawing Nos: DESIGN AND ACCESS STATEMENT; 2LYMESTREET -001 (Existing Floor Plans); 2LYMESTREET-002 (Existing Elevation); 2LYMESTREET -003 (Proposed Plans); 2LYMESTREET -004 (Proposed Elevation); 2LYMESTREET -005 (Site Location Plan); Heritage Statement

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 AND ACCESS STATEMENT; 2LYMESTREET -001 (Existing Floor Plans); 2LYMESTREET-002 (Existing Elevation); 2LYMESTREET -003 (Proposed Plans); 2LYMESTREET -004 (Proposed Elevation); 2LYMESTREET -005 (Site Location Plan); Heritage Statement

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 The new door and windows to the extensions hereby approved shall be timber framed to match the existing fenestration.

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.

- 5 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 before the relevant part of the work is begun:
- a) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
 - b) Samples and manufacturer's details of new facing materials for the brickwork (also to be provided on site and retained on site during the course of the works).

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 Reasons for granting listed building consent

The host property is a semi-detached house located within the Regent's Canal Conservation Area. It is a Grade II listed building. The house's significance lies in its plan form, its historic fabric and its architectural form. The site already benefits from a part-width rear extension. It appears this was granted permission in the 1970s. The proposal includes demolition of the existing ground floor rear extension and removal of the internal wall to connect the existing kitchen and the proposed family area. The conservation officer commented that the window to be removed appears to be modern, and the brickwork is of low quality. An adequate division will remain between the old and new spaces. A condition should be attached to the decision notice

requiring the brickwork to match the host building, as well as the doors and windows.

Regarding the rear extension, the proposed 3.1m deep single-storey rear extension is considered to represent a proportionate addition that would not cause harm to the special architectural and historic interest of the building. Due to the modest size of the proposed extension, it would not be considered to add significant bulk or massing and would be subordinate to the listed building

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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy D2, of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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



Daniel Pope
Chief Planning Officer