

Application ref: 2022/4337/L
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Date: 18 March 2025

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Farrow Silverton
6 Hale Lane
London
NW7 3NX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Offices And Premises At 1st Floor
28 Church Row
London
NW3 6UP

Proposal:
Internal alterations in connection with change of use from office (Class E) to residential (Class C) to form a two-bedroom flat.

Drawing Nos: Plans: 05/1087/PLAN/201_A; 05/1111/PLAN/205; 05/1111/PLAN/206_A

Supporting information: Design Statement prepared by Farrow Silverton Architects, August 2022; Heritage Statement prepared by Farrow Silverton, 25/11/2022; Schedule of Works document; Statement of Freeholder prepared by Louise Moniatis, 25/11/2022; Marketing evidence;

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: 05/1087/PLAN/201_A; 05/1111/PLAN/205; 05/1111/PLAN/206_A

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 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) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
- b) Method statement for redecoration of any wall panelling
- c) Typical section 1:2 detailing showing any new flooring for bathrooms and kitchens, including the relationship with existing floorboards and skirtings.
- d) Plan and elevation of proposed kitchen units and island at 1:10
- e) Details of any upgrade works required to meet the buildings regulations following the change of use.

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'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 2016 and the National Planning Policy Framework.

- 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer