

Application ref: 2025/0691/L
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 25 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

Chris Dyson Architects
74 Commercial Street
London
E1 6LY
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Rothwell Street
London
NW1 8YH

Proposal:

Refurbishment and renovation works to the interior of the house including internal works to reconfigure the existing side addition at the ground and lower ground floor levels, the rebuilding of the existing extensions front facade, installation of new fenestration to its rear facade, replacement glazing to the existing rear conservatory at and the reinstatement of stone steps to the front entrance, extension of existing lightwell.

Drawing Nos:

Location Plan; 0504-A-00-1000-01; 0504-A-00-1100-01; 0504-A-00-1001-01; 0504-A-00-1101-00; 0504-A-00-1200-00; 0504-A-10-1000-02; 0504-A-10-1001-00; 0504-A-10-1100-01; 0504-A-10-1101-00; 0504-A-10-1200-01; 0504-A-10-1201-00; Design and Access Statement Rev 00 prepared by Chris Dyson Architects, dated 3/10/2023; Heritage Appraisal prepared by The Heritage Practice, dated September 2023; Basement Impact Assessment prepared by GEA, dated January 2024; Basement Impact Assessment Audit prepared by Campbell Reith, dated 12 March 2024; Basement Appointee letter prepared by Foster Structures, dated 16/04/2024.

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:

0504-A-00-1000-01; 0504-A-00-1100-01; 0504-A-00-1001-01; 0504-A-00-1101-00; 0504-A-00-1200-00; 0504-A-10-1000-02; 0504-A-10-1001-00; 0504-A-10-1100-01; 0504-A-10-1101-00; 0504-A-10-1200-01; 0504-A-10-1201-00; Basement Impact Assessment prepared by GEA, dated January 2024; Basement Impact Assessment Audit prepared by Campbell Reith dated 12 March 2024.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting approval-

The proposal relates to changes to an approved scheme under listed building consent 2023/4914/L dated 26/04/2024, which approved; refurbishment and renovation works to the interior of the house including internal works to reconfigure the existing side addition at the ground and lower ground floor levels, the rebuilding of the existing extensions front facade, installation of new fenestration to its rear facade, replacement glazing to the existing rear conservatory at and the reinstatement of stone steps to the front entrance, extension of existing lightwell.

It is now proposed to remove the approved rooflights to the existing side extension approved under the extant permission, as they are no longer required as part of the proposed scheme. Otherwise, the proposal would remain as already consented, including all internal changes and alterations.

The rooflights were a proposed addition to the building and were not an original feature of the existing side extension. The part of the roof consented for rooflights would be replaced with a green roof, as consented for the remainder

of the approved side extension roof. The other works to the building match what has already been approved by the previously granted listed building consent, and as such are acceptable.

The architectural quality and special interest of the building would not be adversely affected by the proposed changes. As such, the proposal would preserve the special architectural and historic interest of the building, as well as the character and appearance of the conservation area, and is acceptable.

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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer