

Application ref: 2024/4611/L  
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Date: 25 March 2025

**Development Management**  
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Dalcour Maclaren  
4 Bredon Court  
Brockridge Road  
Twynning  
Tewkesbury  
GL20 6FF

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**28 Arkwright Road  
London  
NW3 6BH**

Proposal: External alterations in relation to the installation of gas risers and associated equipment externally in connection with the provision of a gas supply system to existing residential flats (retrospective).

Drawing Nos: Heritage, Design & Access Statement, 24003314\_PLN\_EL\_1.1\_A, 24003314\_PLN\_EL\_1.2\_A, 24003314\_PLN\_SI\_3.1, 24003314\_PLN\_SI\_4.1.

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: Heritage, Design & Access Statement, 24003314\_PLN\_EL\_1.1\_A, 24003314\_PLN\_EL\_1.2\_A,

24003314\_PLN\_SI\_3.1, 24003314\_PLN\_SI\_4.1.

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 Any 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.

Informative(s):

- 1 Reasons for granting listed building consent

The application property is a detached three storey building constructed in the 1890's sub-divided into flats. The building is grade II listed and is within the Redington Frognal conservation area and Redington Frognal Neighbourhood Plan Area. The building's architectural character and detailing is considered to contribute to it's significance.

The proposal is for the retrospective installation of an external gas riser network, where the pipework has been installed on the east elevation of the building to address a suspected gas leak in Flats 2-3 and 5A. The building is set back from the road behind a boundary wall. The new pipework has been located adjacent to existing service runs and recessed in a corner of the building and at a low level to minimise the impact of additional external clutter on the primary elevation. It has also been located such that the pipes do not obscure or impact any significant architectural features or detailing. A copper pipe has been used for the vertical run up to 2F level which better matches the colour of the brickwork and minimises the visual impact. Low level and GF pipe runs are black to match the adjacent cast iron units.

The introduced pipework has therefore not posed harm to the fabric or significance of the listed building and could be removed and brickwork made good when the network is decommissioned to minimise the service clutter. Given the minor nature of the proposals they would also preserve the character and appearance of the conservation area.

No neighbour objections were received prior to the determination of this application. Redington Frognal Neighbourhood Forum were consulted and did not wish to comment. Redington Frognal CAAC were consulted and made no comment.

The planning history of the site and surrounding area were taken into account when coming to this decision.

The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed buildings,

their setting, and their features of special architectural or historic interest.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017 and policies SD2 and SD6 of the Redington Frognal Neighbourhood Plan 2021. 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