

Application ref: 2025/0145/L  
Contact: John Nicholls  
Tel: 020 7974 2843  
Email: [John.Nicholls@camden.gov.uk](mailto:John.Nicholls@camden.gov.uk)  
Date: 26 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Andrzej Werno  
JGPS Consulting Architecture  
Hangar 1, Redhill Aerodrome  
Kings Mill Lane  
Redhill  
RH1 5JY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat A**  
**27 Mornington Terrace**  
**London**  
**NW1 7RS**

Proposal: The removal of plaster and skirting boards from the walls and the insertion of a chemical damp proof course into the walls of the basement flat, and associated repair works to make good with lime plaster.

Drawing Nos: (JGPS/MT/27A)/01; 001; 002; 100 and Design and Access Statement  
Ref DAS/MT/27A (dated January 2025)

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: (JGPS/MT/27A)/01; 001; 002; 100 and Design and

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Details, 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 the proposed damp proof lime plaster mix for the internal works including the ratios of lime/water/sand.

b) Details of the proposed damp proof lime render mix for the external works including the ratios of lime/water/sand.

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 property is the basement and ground floor flat located within a 4 storey Grade II listed building located in the Camden Town Conservation Area, to which it makes a positive contribution.

The works are confined to the basement floor of the flat where damp has penetrated the building meaning the existing plaster has become damaged. The proposed works require the affected areas of plaster within the property to be removed, and repairs made to masonry, a damp proof chemical injected into the walls and the affected areas replastered with a lime-based damp proof plaster. Joinery, including skirting boards and architraves where required, will be carefully removed and set aside while the works are undertaken, and then re-fitted once the property has dried out and these will be redecorated in situ.

Externally, the basement lightwell also has a similar issue with damp penetrating the masonry and render and this will also need to be treated in the same way, with the existing render removed, the chemical damp proof course injected and the render re-applied and painted.

None of the works are considered to cause harm to the special interest of the listed building or the character or appearance of the conservation area. Historic England has authorised the Council to determine the works as it sees fit.

The Council's Conservation Officer has reviewed the proposal and has raised no objections. The application site's planning history has been taken into

account when coming to this decision.

There are no amenity concerns that have been raised as a result of the proposed works. The Camden Town CAAC were notified but have not commented on the submissions. No other comments have been received during the public consultation.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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