

Application ref: 2024/2688/L
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Date: 1 April 2025

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Baily Garner
146-148 Eltham Hill
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SE9 5DY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
13 Mornington Crescent
London
NW1 7RG

Proposal:

Replacement of existing single glazed windows with double glazed windows, replacement of existing timber doors like-for-like; repointing of brickwork; repairs to damaged concrete; roof repairs; repairs to damaged render; cleaning of gutters and rainwater pipes; redecoration to existing timber, render and metalwork

Drawing Nos: Plans: P01, rev 5; P02, rev 5; P03, rev 5;

Supporting information: Design and Access Statement prepared by Baily Garner, ref. 35306, 20/02/2024; Heritage Statement prepared by Baily Garner, ref. 35306, June 2024; Windows document prepared by O'Nion and Thomson Ltd.

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: Plans:

P01, rev 5; P02, rev 5; P03, rev 5

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 All new sash windows shall replicate the design and proportions of the existing sash windows inclusive of integral glazing bars, sash weights, and putty finish to weather face of window, where present on existing.

Reason: To preserve the special historic and architectural interest of the listed building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent.

The replacement of the existing front, rear and side elevation windows and doors with like-for-like timber replacements to match the existing arrangement is a relatively minor and unobtrusive change to the building's elevation viewed as a whole.

The building has two original early c.19th windows at the ground floor to the front elevation, which would be retained with no alteration. All other windows have been inspected on site with no instances found to contain any glass earlier than c.1950. The original early c.19th windows are in a good state of repair but all of the later replacements have suffered decay to varying degrees. The replacement glazing replicates the existing frames in terms of size, materials and design. Therefore the proposals are in accordance with the national guidance on alterations to glazing in listed buildings (Historic England Modifying Historic Windows as Part of Retrofitting Energy Saving Measures July 2024).

The remainder of the works involve patch repair and like-for-like repair of fabric in a manner and materials which preserve the significance of the listed building.

Overall, there would be no discernible change to the existing situation and features of special architectural and historic interest of the host building would be retained.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest under 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 following statutory consultation. The site's planning history has been taken into account when making this decision.

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.

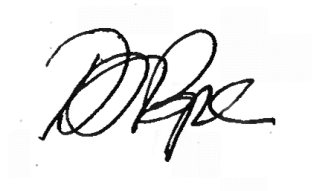
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 For the avoidance of doubt, no consent is hereby granted for the removal, replacement or alteration of the two gothick ogee headed sash windows to the ground floor front room.

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