

Application ref: 2025/0643/L
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Tunji Adebayo & Co.
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**9 Northington Street
WC1N 2ES**

Proposal:

Replace 28 existing windows to include 22 windows on the Northington Street (front) elevation across four floors and 4 double windows on the west (rear) elevation.

Drawing Nos: Site Location Plan; Design, Access and Heritage Statement; Heritage Appraisal; Drawings Numbered: 1896 WS.01; 1896 WS.02; 1896 WS.03; 1896 WS.04; 1745 DD.03;

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: Site Location Plan; Design, Access and Heritage Statement; Heritage Appraisal; Drawings Numbered: 1896 WS.01; 1896 WS.02; 1896 WS.03; 1896 WS.04; 1745 DD.03

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.

Informative(s):

- 1 Site and Significance

9 Northington Street was listed as part of 9 John Street, by reason of physical connection. 9 John Street is part of a GII terrace built in the mid-C18th. Number 9 is not identified in the list description and has recently been severed from the listed building through permission (2024/1056/P: including subdivision from 9 John Street. 2024/1478/L: including subdivision from 9 John Street). It is a mid-late C19th commercial building and although it makes a positive contribution to the character and appearance of the conservation area it would not meet the criteria for statutory designation in its own right.

Impact of Proposed Works on Significance

Until the implementation of the 2024 permissions the site still technically falls within the definition of "part of a listed building." Because the building is not considered to form part of the significance of 9 John Street, other than through some evidential value of later commercial inter-connection, the chief criterion for assessment of the proposals is their impact on the setting of the listed building, followed by their impact on the character and appearance of the conservation area.

The proposed works involve replacing 28 existing windows to include 22 windows on the Northington Street elevation across four floors and 4 double windows on the west elevation. The new windows will be double glazed in timber frames and the details of all sash window frames will be like-for-like regarding glazing patterns, horn details and opening mechanisms.

The CAAC was consulted on the proposals and no objection has been received.

The proposed works do not result in significant alteration to the external appearance of the host building in terms of its visual impact when seen from the public realm, i.e. the conservation area and the setting of adjacent listed buildings.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required

to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.

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