

Application ref: 2025/0631/L
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TW9 1AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**52 Charrington Street
London
NW1 1RD**

Proposal:

Internal alterations to the main staircase, fireplace and features, lighting, and partitions with new walls, openings and doors.

Drawing Nos: Heritage, Design & Access Statement_RevB (part superseded); 52 Charrington Existing Images_RevA; Existing - 151, 651, 651.1, 651.2, 652, 652.1, 652.2, 653, 653.1, 654, 654.1, 655, 656, 557, 657.1, 658, 658.1, 801; Proposed - 101F, 201E, 301E, 401E, 501E, 601C, 601.1D, 601.2D, 602D, 602.1C, 602.2A, 603C, 603.1A, 604C, 604.1B, 605E, 606E, 607D, 607.1B, 608E, 608.1D, 701C, 702D, 802B;

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Heritage, Design & Access Statement_RevB (part superseded); 52 Charrington Existing Images_RevA; Existing - 151, 651, 651.1, 651.2, 652, 652.1, 652.2, 653, 653.1, 654, 654.1, 655, 656, 557, 657.1, 658, 658.1, 801; Proposed - 101F, 201E, 301E, 401E, 501E, 601C, 601.1D, 601.2D, 602D, 602.1C, 602.2A, 603C, 603.1A, 604C, 604.1B, 605E, 606E, 607D, 607.1B, 608E, 608.1D, 701C, 702D, 802B;

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 The application building at 52 Charrington Street is one in a terrace of 13 houses that are Grade II Listed on the National Heritage List for England (No. 1242931) and also located in the Kings Cross Conservation Area. The terrace was constructed c.1845 in stock brick with stuccoed parapets and rusticated ground floor and are three-stories with basements.

The property is divided into two flats, with the subject application relating to the first and second floor maisonette. The proposal has been amended during the course of the application to omit and revise parts of the scheme to better preserve the special interest of the Grade II Listed Building. This included omitting the replacement of windows with double glazing, revisions to the planform at 1F, lighting scheme, and the retention of historic features.

The existing fire surround, adjacent cupboard joinery, dado rails, skirting and staircase balustrades are modern fabric so their removal and alteration would not harm any fabric of significance. The proposed new fire surround, and where cornice and skirting are to be reintroduced, are of a design that is appropriate to the period and hierarchy of the building. Proposed cupboards and large joinery units would be freestanding and not extend to full height at GF to leave the ceiling plane and cornice visible. Where double glazing was proposed, the windows would now be secondary glazed.

All surviving historic fabric and features will be retained, including the GF corncing, stairwell skirting, and cast-iron firebox and inset. New applied flooring would leave in-situ all historic floorboards and no skirting, architraves or doors would be cut to account for any level change and build-ups.

Works are therefore considered to preserve the architectural and historic significance of the listed building, and with no external alterations now proposed, the character and appearance of the Kings Cross Conservation Area will not be changed.

The application was published for public consultation by means of press advertisement and site notice, to which three neighbour objections were received. Concerns raised related to an error with the ownership Certificate, harm posed to the listed building and terrace by the proposed double glazing, and the impact of construction works on neighbours. The ownership certificate has been corrected and proposed double glazing omitted from the scope of works. Impacts on neighbours from construction are not planning considerations that form part of a Listed Building Consent assessment, however, informatives have been attached advising the applicant on working hours and compliance with Environmental Health standards, which will aid in mitigating any disturbance.

- 2 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 2021 and the National Planning Policy Framework 2024.

- 3 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.
- 4 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.
- 5 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) 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.

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 of the signatory.

Daniel Pope
Chief Planning Officer