

Delegated Report		Analysis sheet	Expiry Date:	10/01/2025
		N/A / attached	Consultation Expiry Date:	02/01/2025
Officer			Application Number(s)	
Catherine Bond			2024/3150/L	
Application Address			Drawing Numbers	
Flat D 89 Rowley Way London NW8 0SN			Site Location Plan; Pre-Existing Flat Layout Plan; Pre-Existing Kitchen Plan Section & Elevation Drawings; Proposed Flat Layout Plan; Proposed Kitchen Plan Section & Elevation Drawings; Scope of Works Document; Schedule of Remedial Works Undertaken September 2024; Finishes Schedule; Kitchen Cabinet Restoration Details; Design and Access & Heritage Statement.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Various internal works (part-retrospective).				
Recommendation(s):		(i) Refuse listed building consent and warn of enforcement action to be taken; (ii) That the Head of Legal Services issues a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requiring the removal of unauthorised internal works and making good of affected fabric (as identified in this report), and officers be authorised in the event of non-compliance to prosecute under Section 172 or appropriate power and/or take direct action under Section 178 in order to secure cessation of the breach of planning control.		
Application Type:		Listed Building Consent Application		

Conditions or Reasons for Refusal:	Refer to Assessment section below					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	02	No. of objections	02
			No. electronic	02		
Summary of consultation responses:	<p><u>The applications were advertised through a site notice and a press notice.</u></p> <p>No responses were received.</p> <p><u>Historic England was consulted</u></p> <p>A letter response dated 28/11/2024 authorised the Council to determine the application as it sees fit, stamped by the Secretary of State on 12/12/2024.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A					

Site Description

The application property is a grade II* listed dwelling in leasehold tenure: an A1 Flat Type comprising a one-bedroom apartment in Block A of Rowley Way, within the Alexandra Road Estate, which was designed by Neave Brown and the Camden Architect's Department in 1968, and built in the years 1972-78. The property is situated in the Alexandra Road Estate Conservation Area, and in close proximity to the Alexandra Road Park which is a grade II* listed Registered Park and Garden.

Relevant History

EN24/0289 – enforcement case opened 15/04/2024 for unauthorised works.

Relevant policies

National Planning Policy Framework (2024)

16. Conserving and enhancing the historic environment

The London Plan (2021)

7. Heritage and culture

Camden Local Plan (2017)

D1 (Design)

D2 (Heritage)

Camden Planning Guidance CPG1 Design (2021)

3. Heritage

Alexandra Road Estate Conservation Area Statement (2000).

Alexandra Road Estate Shadow Listed Building Heritage Partnership Agreement for Better Homes Programme (2017).

Assessment

Introduction:

Listed building consent is sought part retrospectively for various internal works to the application property. Prior to the submission of this application, a listed building enforcement case ref EN24/0289 was opened on 15/04/2024. The application was submitted on the advice of the enforcement officer and the conservation officer who visited the property on 16/04/2024. The aim of the application is to gain the necessary consent to undertake remedial and upgrading works to meet 21st century living standards. The proposed works do not involve structural changes or alterations to the internal layout of the flat.

Legislative and policy background:

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) require that local authorities shall 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. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area when considering applications relating to land or buildings within that area.

Local Plan Policies D1 (Design) and D2 (Heritage) aim to achieve the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area, and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Assessment:

The application property is a grade II* listed residential dwelling in leasehold tenure: an A1 Flat Type comprising a one-bedroom flat in Block A of Rowley Way, within the Alexandra Road Estate. The historic and architectural significance of the property derives not only from its location within the ‘iconic’ later 20th century Brutalist concrete social housing estate, but also from its internal layout, spatial flexibility, and the detailed design of surviving original fittings and fixtures. It has been established that a limited number of minor alterations were undertaken to the flat prior to the recent works subject of this application and enforcement case, in particular some alterations to the kitchen. However, it is not clear when such works were undertaken as there is no relevant planning history, indeed whether they took place before or after the statutory listing on 18/08/1993. On balance, it is considered that the flat had a relatively high level of heritage significance prior to the unauthorised works due to the retention of its spatial qualities and the majority of its joinery fittings, with the exception of some of the kitchen fittings.

As outlined in the submitted Design and Access & Heritage Statement, the application proposals involve the following works:-

Kitchen

1. Removal of non-original wall upper-cupboards on east and west walls and below-worktop cupboard on east wall, and replacement with cupboards comprising IKEA Metod white

particleboard carcasses with light ash effect particleboard side-hinged door fronts and stainless steel handles.

2. Removal of original below-worktop cupboard with sliding doors and reinstatement with matching design in accordance with approved shadow Heritage Partnership Agreement (HPA) drawings for a high significance A1 Flat Type kitchen (planning ref 2016/2595/L).
3. Retention and restoration of original concrete worktops and brown quarry tiles to east and west walls.
4. Removal of white-painted quarry tiles to splashbacks on east and west walls and installation of matt white ceramic wall tiles measuring 200 x 250mm in brick bond pattern (not yet grouted).
5. Removal of original stainless steel sink and mixer tap from worktop on west wall and installation of IKEA stainless steel sink and taps.
6. Reinstatement of flush door leaf from door opening to bathroom (door leaf stored on site).
7. Removal of grey asbestos cement floor tiles (plus non-original timber-effect laminate flooring) and installation of dark grey porcelain floor tiles measuring 600 x 600mm (not yet grouted).

Bathroom and WC

8. Removal of non-original wall tiles above bath and washbasin and installation of gloss white ceramic tiles measuring 250 x 400mm in brick bond pattern (not yet grouted).
9. Removal of grey asbestos cement floor tiles (plus non-original timber-effect laminate flooring) and installation of dark grey porcelain floor tiles measuring 600 x 600mm (not yet grouted).
10. Retention of original steel bathtub, with repair or replacement of flush side panel as necessary.
11. Reinstallation of non-original WC & cistern.
12. Reinstatement of white-painted wall panel to service riser behind WC.

Entrance Hall

13. Reinstatement of flush door leaf from door opening to kitchen (door leaf stored on site).
14. Removal of grey asbestos cement floor tiles (plus non-original timber-effect laminate flooring) and installation of dark grey porcelain floor tiles measuring 600 x 600mm (not yet grouted).

Reception Room

15. Re-staining in black of timber sliding door and window frames plus internal step to balcony, previously painted grey without consent.
16. Reinstatement of sliding door between reception room and bedroom (door leaf stored on site).

17. Installation of Supremo Diamond Rigid Core Natural Classic Oak vinyl laminate floor boards with underlay measuring 1220 x 178 x 8mm over existing asbestos cement tiles.

Bedroom

18. Removal of original acoustic panels from ceiling and reveals of window cavity and installation of natural cork panels painted matt white.
19. Installation of Supremo Diamond Rigid Core Natural Classic Oak vinyl laminate floor boards with underlay measuring 1220 x 178 x 8mm over existing asbestos cement tiles.

The applicant has stated that building works commenced in April 2024 because the flat was in poor condition, having been let to private tenants for several years. The applicant claims to have been unaware of the need to obtain listed building consent for alterations affecting the special interest of the listed building, which in the case of the application property includes alterations to fixtures and fittings in the kitchen and bathroom, as well as changes to the entrance hall, reception room and bedroom. It was apparent at the site visit on 16 April 2024, that the applicant had not only carried out unauthorised works, but had taken delivery of off-the-shelf building products jarring with Neave Brown's design intention, such as kitchen cabinets and vinyl laminate flooring. Although officers explained that these products were unacceptable both at the site visit and at the validation stage of this application, they continue to form an integral part of the proposals. The applicant has not acted on advice to revise the design in line with the Heritage Partnership Agreement (HPA), which contains appropriate details and specifications for the upgrade of A1 Flat Type kitchens and bathrooms (applicable to leasehold flats as well as to the local authority flats subject of the Better Homes Programme).

Although this listed building consent application seeks to regularise breaches of listed building control, it proposes a number of remedial works which fail to preserve the special interest of the listed building, whether by detracting visually from its period aesthetic or by involving the loss of historic fabric. No justification has been given for works identified as causing harm, with regard to the proper preservation of the listed building or in terms of any resultant public benefit. Furthermore, no evidence has been provided that alternative design options have been explored to minimise harm to the designated heritage asset.

In particular, the submitted Design and Access & Heritage Statement comments on the acceptability of a number of proposed items, which are set out below with officer responses in *italics*:-

- The replacement kitchen cabinets were chosen because of their clean and simple design, which would complement the original features within the kitchen.

The cabinets and their ash-effect fronts are standard products which have not been tailored to align with the original design of the kitchen comprising birch plywood and timber fittings, and do not take on board the high or low significance design options contained within the HPA.

- The new white ceramic kitchen wall tiles, despite not being equal to the original ones, provide a solution that is clean and qualitative, sympathetic with the retained kitchen's features.

The wall tiles as installed are a significant departure from the pre-existing tiles in terms of their size, layout, finish and colour, and as such jar with the original brown quarry tiles which survive on the adjacent worktops. They do not take on board the tile specification contained within the HPA.

- The new white ceramic bathroom wall tiles were chosen to echo the original design intent, and complement the remaining original features.

The wall tiles as installed are a significant departure from the original tiles in terms of their size and layout, and do not take on board the tile specification contained within the HPA.

- The oak-effect vinyl laminate floorboards selected for the reception room and bedroom in order to guarantee a warmer, pleasant and more intimate aesthetic within these prime areas of the apartment ...that matches the aesthetic of the existing one.

The proposed laminate floorboards are unsympathetic to the original flooring; they are a close match to the existing laminate flooring in the reception room and living room, which is out-of-keeping and laid without consent; their material, pattern and colour jar with surviving original materials and finishes, and do not take on board the flooring specification contained within the HPA.

The following breaches, identified by officers on the site visit dated 16/04/2024, have since been successfully addressed by the applicant, which include:-

- Removal of external satellite dish from above sliding doors to balcony.
- Repainting in red of balcony tubular metal handrail to balcony, previously painted black without consent.
- Re-staining timber in black of reception room sliding door and window frames plus internal step to balcony, previously painted grey without consent.
- Refitting of sliding door between reception room and bedroom.
- Refitting of sliding doors, runners and track to hall cupboard.
- Refitting of sliding doors, runners and track to main bedroom wardrobe/cupboard.
- Refitting of door to bedroom window cavity.

List of Breaches of Listed Building Control:

The following breaches of listed building control have been identified by officers from the site inspection on 16 April 2024 and from the submitted documents for this listed building consent application:-

Kitchen

1. Removal of brown ceramic wall tiles (previously painted white without consent) and installation of matt white ceramic wall tiles (ungROUTED) measuring 200 x 250mm in brick bond pattern to splashbacks on east and west walls.
2. Removal of grey asbestos cement floor tiles (plus non-original timber-effect laminate flooring) and installation of dark grey porcelain floor tiles (ungROUTED) measuring 600 x 600mm.
3. Removal of non-original upper-wall cabinets on east and west walls.
4. Removal of non-original below-worktop cabinet on west wall.

5. Removal of original below-worktop cabinet with sliding doors on east wall (original brown-tiled concrete worktop retained *in situ*).
6. Removal of original stainless steel sink and mixer tap from worktop on west wall (although original brown-tiled concrete worktop retained *in situ*).
7. Removal of flush door leaf from door opening to bathroom (door leaf stored on site).

Bathroom and WC

8. Installation of gloss white ceramic wall tiles (ungROUTED) measuring 250 x 400mm in brick bond pattern above bath and washbasin.
9. Removal of grey asbestos cement floor tiles and installation of dark grey porcelain floor tiles (ungROUTED) measuring 600 x 600mm.
10. Removal of original WC and cistern.
11. Removal of original washbasin.
12. Removal of wall panel screening pipework behind WC.

Entrance Hall

13. Removal of grey asbestos cement floor tiles and installation of dark grey porcelain floor tiles (ungROUTED) measuring 600 x 600mm.
14. Removal of flush door leaf from door opening to kitchen (door leaf stored on site).
15. Removal of internal shelves from built-in cupboard.

Reception Room

16. Installation of timber-effect laminate flooring over grey asbestos cement floor tiles.
17. Removal of sliding door between reception room and bedroom.

Bedroom

18. Installation of timber-effect laminate flooring over grey asbestos cement floor tiles.
19. Removal of acoustic panels from ceiling and reveals of window cavity.
20. Removal of internal shelves and associated compartments from principal built-in wardrobe / cupboard.
21. Removal of shelves to recessed built-in shelving unit adjacent to reception room sliding door.
22. Removal of above-bed wall shelving unit from west wall.

Heritage Impacts:

An assessment and evaluation of the unauthorised works are necessary in accordance with chapter 16 of the NPPF 2024 to assess the level of harm caused to the significance of the affected designated heritage assets.

NPPF para 203 requires that those assessing applications take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.' Para 212 states that, 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation', and para 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Substantial harm to a listed building of any grade should be exceptional. Where the harm to a designated heritage asset is less than substantial, para 215 advises that 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The application property is of outstanding historic and architectural interest as a grade II* listed Type A1 flat retaining its original layout and a sizeable number of fittings and fixtures, located within the well-preserved concrete megastructure of the later 20th century Alexandra Road Estate. However, the identified breaches of listed building control involve the loss of historic fabric and visually detract from period character, either by removing original features or introducing unsympathetic replacements. As such, officers consider a sizeable proportion of the unauthorised works, as identified in this report, to have caused less than substantial harm to the special interest of the listed building. Para 215 of the NPPF is therefore applicable. However, officers have identified no public benefits arising from the unauthorised works, which are intended solely for the use of the occupants of the privately-owned leasehold dwelling.

For the 'optimum viable use' component of para 215 to succeed, it would need to be shown that the application property could not be used without the unauthorised alterations. However, this is not the case because in this instance the typical A1 Flat Type layout is capable of 21st century residential use through the retention, sensitive repair and adaptation of original features or, where applicable, through their sympathetic reinstatement or replacement, as set out in the HPA.

It therefore follows that there are no significant benefits to outweigh the less than substantial harm caused by the identified unauthorised works, in accordance with the balancing exercise set out in the NPPF. Subsequently, without justification the scheme as a whole results in harm to the special interest of the listed building and to the character and appearance of the conservation area.

Recommendations for Listed Building Enforcement Action:

Due to the high level of listed building breaches present, which are seen to cause harm to the special interest of the listed building, officers consider it expedient to recommend listed building enforcement action for the items below marked 'Action'.

Where items below are marked 'No action', the works may require regularisation through the submission to the Council of a further retrospective listed building consent application.

Listed building breaches subject of this application:

1. Removal of brown ceramic wall tiles (previously painted white without consent) and installation of matt white ceramic wall tiles (ungROUTED) measuring 200 x 250mm in brick bond pattern to splashbacks on east and west walls in kitchen.

Action: matt white ceramic wall tiles to be removed from splashbacks on east and west walls and to be replaced by quarry tiles with materials, finishes, dimensions, layout and grouting to match original wall tiles tiles, as set out in the HPA.

2. Removal of non-original upper-wall cabinets on east and west walls of kitchen.

No action: upper-wall cabinets not original fittings.

3. Removal of non-original below-worktop cabinet on west wall of kitchen.

No action: below-worktop cabinet not original fitting.

4. Removal of original below-worktop cabinet with sliding doors on east wall of kitchen (original brown-tiled concrete worktop retained *in situ*).

Action: reinstate below-worktop cabinet with sliding doors with materials, finishes and detailing to match pre-existing, as set out in the HPA.

5. Removal of original stainless steel sink and mixer tap from worktop on west wall of kitchen (although original brown-tiled concrete worktop retained *in situ*).

Action: stainless steel sink and mixer tap to be reinstated to match the original in terms of materials, finishes, dimensions, location and method of fixing and plumbing, as set out in the HPA.

6. Removal of flush door leaf from door opening in kitchen to bathroom (door leaf stored on site).

Action: flush door leaf to be re-hung in existing door opening to match pre-existing configuration.

7. Installation of gloss white ceramic wall tiles (ungROUTED) measuring 250 x 400mm in brick bond pattern above bath and washbasin in bathroom and WC.

Action: gloss white ceramic wall tiles to be removed from above bath and washbasin and to be replaced by white ceramic square tiles with material, finish, dimensions, layout and grouting to match original wall tiles as set out in the HPA.

8. Removal of wall panel screening pipework behind WC in bathroom and WC.

Action: wall panel to be reinstated with materials, finishes, dimensions, detailing and method of fixing to match pre-existing, as set out in the HPA.

9. Removal of flush door leaf from door opening in entrance hall to kitchen (door leaf stored on site).

Action: flush door leaf to be re-hung in existing door opening to match pre-existing configuration.

10. Removal of acoustic panels from ceiling and reveals of window cavity in bedroom.

Action: acoustic panels to be reinstated to ceiling and reveals of window cavity with materials, finishes, dimensions, detailing and method of fixing to match pre-existing.

11. Removal of grey asbestos cement floor tiles (plus non-original timber-effect laminate floor covering) and installation of dark grey porcelain floor tiles (ungROUTED) measuring 600 x 600mm in kitchen, bathroom & WC, and entrance hall.

No action: the installed dark grey porcelain floor tiles in the kitchen, bathroom & WC, and entrance hall, although a departure in terms of materials and finish from the original asbestos cement tiles, are a similar colour and size to the originals.

12. Installation of timber-effect laminate flooring over grey asbestos cement floor tiles in reception room and bedroom.

Action: existing in-situ timber-effect laminate flooring to be removed and affected area made good (in compliance with the Control of Asbestos Regulations 2012).

Listed building breaches not subject of this application:

13. Removal of original WC and cistern in WC.

No action: there is no evidence the original WC and cistern were removed and replaced since the flat was statutorily listed.

14. Removal of original washbasin in WC.

No action: there is no evidence the original washbasin was removed and replaced since the flat was statutorily listed.

15. Removal of internal shelves from built-in cupboard in entrance hall.

No action: the removal of the shelves constitutes minor works which have minimal impact on the flat interior.

16. Removal of sliding door between reception room and bedroom.

Action: sliding door leaf to be re-hung on track to match pre-existing configuration.

17. Removal of internal shelves and associated compartments from principal built-in wardrobe / cupboard in bedroom.

No action: the removal of the shelves and associated compartments constitutes minor works which have minimal impact on the flat interior.

18. Removal of shelves to recessed built-in shelving unit in bedroom adjacent to reception room sliding door.

Action: shelves to be reinstated with materials, finishes, dimensions, detailing and method of fixing to match pre-existing.

19. Removal of above-bed wall shelving unit from west wall of bedroom.

No action: there is no evidence the shelving unit was removed since the flat was statutorily listed.

Conclusion:

Approval is sought retrospectively for a large number of unauthorised works, which officers have identified as breaches of listed building control under the Planning (Listed Buildings and Conservation Areas) Act 1990. Officers have found a sizeable proportion of these works to be unacceptable on the basis that they cause less than substantial harm to the special interest of the grade II* listed building. Officers therefore recommend the refusal of this listed building consent application with a warning of listed building enforcement action on breaches identified in this report as requiring action.

In arriving at this decision, special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest under section 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 application scheme as a whole is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

Report Recommendations:

Recommendation 1: Refuse listed building consent and warn of listed building enforcement action to be taken.

Recommendation 2: That the Head of Legal Services be instructed to issue a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, and, in the event of non-compliance with the Notice, the Head of Legal Services be authorised to pursue any legal action necessary to prosecute the owner under Section 43 of the Act and or other appropriate power and/or the Director of the Culture and Environment Department be authorised to take direct action under Section 42 of the Act to secure compliance with the Notice.

The notice shall allege the following breaches of listed building control.

That without listed building consent, the following works were carried out:

1. Removal of brown ceramic wall tiles (previously painted white without consent) and installation of matt white ceramic wall tiles (ungROUTED) measuring 200 x 250mm in brick bond pattern to splashbacks on east and west walls in kitchen.
2. Removal of non-original upper-wall cabinets on east and west walls of kitchen.
3. Removal of non-original below-worktop cabinet on west wall of kitchen.
4. Removal of original below-worktop cabinet with sliding doors on east wall of kitchen (original brown-tiled concrete worktop retained *in situ*).

5. Removal of original stainless steel sink and mixer tap from worktop on west wall of kitchen (although original brown-tiled concrete worktop retained *in situ*).
6. Removal of flush door leaf from door opening in kitchen to bathroom (door leaf stored on site).
7. Installation of gloss white ceramic wall tiles (ungROUTED) measuring 250 x 400mm in brick bond pattern above bath and washbasin in bathroom and WC.
8. Removal of wall panel screening pipework behind WC in bathroom and WC.
9. Removal of flush door leaf from door opening in entrance hall to kitchen (door leaf stored on site).
10. Removal of acoustic panels from ceiling and reveals of window cavity in bedroom.
11. Removal of grey asbestos cement floor tiles (plus non-original timber-effect laminate floor covering) and installation of dark grey porcelain floor tiles (ungROUTED) measuring 600 x 600mm in kitchen, bathroom & WC, and entrance hall.
12. Installation of timber-effect laminate flooring over grey asbestos cement floor tiles in reception room and bedroom.
13. Removal of original WC and cistern in WC.
14. Removal of original washbasin in WC.
15. Removal of internal shelves from built-in cupboard in entrance hall.
16. Removal of sliding door between reception room and bedroom.
17. Removal of internal shelves and associated compartments from principal built-in wardrobe / cupboard in bedroom.
18. Removal of shelves to recessed built-in shelving unit in bedroom adjacent to reception room sliding door.
19. Removal of above-bed wall shelving unit from west wall of bedroom.

The Notice shall require the following actions, within a period of three months of the Notice taking effect:

1. Remove all matt white ceramic wall tiles from splashbacks on east and west walls of kitchen and replace with quarry tiles with material, finish, dimensions, layout and grouting to match pre-original wall tiles.
2. Reinstall below-worktop cabinet with sliding doors on east wall of kitchen with materials, finishes and detailing to match pre-existing.
3. Reinstall stainless steel sink and mixer tap to worktop on west wall of kitchen to match the original in terms of materials, finishes, dimensions, location and method of fixing and plumbing.
4. Re-hang flush door leaf from door opening to bathroom within kitchen to match pre-existing configuration.
5. Remove all gloss white ceramic wall tiles from above bath and washbasin in bathroom and WC and replace with white ceramic square tiles with material, finish, dimensions, layout and grouting to match original wall tiles.
6. Reinstall wall panel screening pipework behind WC in bathroom and WC with materials, finishes, dimensions, detailing and method of fixing to match pre-existing.
7. Re-hang flush door leaf from door opening to kitchen within entrance hall to match pre-existing configuration.
8. Reinstall acoustic panels from ceiling and reveals of window cavity in bedroom with materials, finishes, dimensions, detailing and method of fixing to match pre-existing.
9. Remove existing timber-effect laminate flooring in reception room and bedroom and make good affected areas (in compliance with the Control of Asbestos Regulations 2012).
10. Re-hang sliding door leaf between reception room and bedroom on track to match to pre-existing configuration.

PERIOD OF COMPLIANCE:

Three months.

REASONS WHY THE COUNCIL CONSIDERS IT EXPEDIENT TO ISSUE THE NOTICE:

The impacts of the unauthorised works identified by officers as negatively impacting on the internal character of the listed building, cause harm to its outstanding historic and architectural interest, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.