

Application ref: 2025/0761/L  
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**Development Management**  
Regeneration and Planning  
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Gundry + Ducker  
Unit 1  
35 Shore Road  
London  
E9 7FL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**7 Rothwell Street**  
**London**  
**NW1 8YH**

Proposal:

Internal alterations to features and planform, relocation of the kitchen and bathrooms. Part over cladding of lightwell steps and rearrangement of external pipework.

Drawing Nos: DAS\_Feb25; Heritage Statement\_Sep23; Existing - EX\_01-06; EXE\_01; EE\_01; Proposed - GA\_01\_A, 02, 03\_A, 04\_A, 05, 06, 07; GS\_01\_A; GE\_01\_A; SK\_01-02\_A; RCP\_01-04; DE\_01-03

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:

DAS\_Feb25; Heritage Statement\_Sep23; Existing - EX\_01-06; EXE\_01; EE\_01; Proposed - GA\_01\_A, 02, 03\_A, 04\_A, 05, 06, 07; GS\_01\_A; GE\_01\_A; SK\_01-02\_A; RCP\_01-04; DE\_01-03

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.

- 4 Detailed drawings, 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) Plan, elevation and section drawings of all new internal doors units at a scale of 1:10, with typical moulding and architrave details at a scale of 1:1.
  - b) Plan, elevation and section drawings of all new architectural details to be provided (skirting and cornice) at a scale of 1:10.

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 7 Rothwell Street is the end-of-terrace property in a row of 7 dwellings that are Grade II Listed on the National Heritage List for England (No. 1130400) and is located in the Primrose Hill Conservation Area, and covered by Article 4 Directions. The subject terrace was built c.1862 for the Marquess de Rothwell and forms the southern side of the street. Properties are three-storey with basements (lower ground floors) and constructed in yellow stock brick with rusticated stucco upper ground floors. Front entrances have stucco pilastered doorcases and panelled doors with fanlights.

The application follows a more substantial scheme of works, granted 26 April 2024 (2023/4152/P & 2023/4914/L), that included the rebuilding of the 1960s garage with side basement excavation, and internal alterations to the kitchen and bathroom facilities. Additional alterations are now proposed including relocation of the kitchen from Lower Ground to First Floor, reconfiguration of the bathrooms, and alterations to fireplaces.

Relocation of the kitchen to the 1F level is not strictly in line with the traditional spatial character or hierarchical use of the building and would impact the historic floor structure with additional servicing required. However, the proposed kitchen joinery units have been designed to present as freestanding

furniture and would not have high level cabinetry so visibility from the public realm would be limited.

The low levels of incurred harm have also been balanced with the enhancement works proposed, including the reinstatement of fireplaces and rear room ceiling to the First Floor, removal of two rooflights, removal of the two external front elevation light fittings, and reinstatement of Yorkstone lightwell step cladding.

Further information has been secured to confirm all historic floorboards and the lath-and-plaster ceilings would be retained and repaired as required, and recessed downlight would not be installed in historic ceilings.

Works are therefore considered to adequately preserve the architectural and historic significance of the listed building, and the alterations to the front elevation would enhance the character and appearance of the Primrose Hill Conservation Area.

The application has been advertised by means of press advertisement and site notice to which there was one consultation response from the Primrose Hill Conservation Area Advisory group. No objection was raised, only a request to enhance the front elevation with the removal of the two external light fittings, which has been secured through amendments.

- 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.

- 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](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.

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