

Application ref: 2024/1992/L  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**125 Parkway**  
**London**  
**NW1 7PS**

#### **Proposal:**

Minor internal alterations to allow for the conversion to a single dwellinghouse. Installation of new stairs to front lightwell.

Drawing Nos: EX-01 I-00, EX-02 I-00, PP-01 I-04, PP-02 I-04, Location Plan, Covering Letter/Design and Access Statement (prepared by SM Planning, dated 8 March 2024), Heritage Statement (prepared by Cogent Heritage, dated 4 March 2024), Marketing Statement (prepared by Goldschmidt & Howland, dated 20 September 2024)

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:

EX-01 I-00, EX-02 I-00, PP-01 I-04, PP-02 I-04, Location Plan, Covering Letter/Design and Access Statement (prepared by SM Planning, dated 8 March 2024), Heritage Statement (prepared by Cogent Heritage, dated 4 March 2024), Marketing Statement (prepared by Goldschmidt & Howland, dated 20 September 2024)

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 Before the relevant part of the work is begun, 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:

- a) Plan, elevation and section drawings of new stairs and handrail to front basement lightwell doors at a scale of 1:10 with typical tread nosing details at a scale of 1:1.

- b) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reasons for granting listed building consent.

Minor internal alterations are proposed to allow for the conversion of the building from offices (Class E) to a single-dwellinghouse (Class C3). Internally the plan form of the building survives largely intact; however, most historic features have been removed, with the exception of those on the ground and first floors. Doors have generally been replaced with what appear to be more recent fire doors.

The proposal includes minimal physical changes, other than the provision of a kitchen and new bathrooms. Generally, bathrooms are located in existing W/C

areas which do not contain any features of note as they are in a later extension. The proposed kitchen is located in a post-war part of the building which is of limited interest.

The only external alteration proposed comprises the removal of the existing black metal front lightwell stairs and replacement with new stone stairs to match neighbouring property at no.123 Parkway. The existing stairs are non-original and not considered appropriate given the age and character of the host building. Their replacement with stone stairs is considered an enhancement to the host building and the setting of the listed terrace as it would tie in with other staircases in the group of buildings within the terrace and be finished in historic materials. Details of the stone stairs will be secured by condition.

Overall, the works are considered minor and acceptable on design and heritage grounds and will preserve the character of the listed building and the setting of the wider terrace.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development 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 2023.

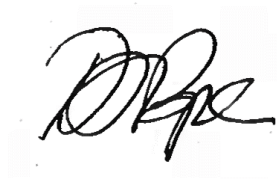
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



Daniel Pope  
Chief Planning Officer