

Application ref: 2025/0990/L  
Contact: Connie Marinetto  
Tel: 020 7974 8012  
Email: [connie.marinetto@camden.gov.uk](mailto:connie.marinetto@camden.gov.uk)  
Date: 30 April 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

TPM Studio  
190 New North Road  
Unit 11, Building 2  
London  
N1 7BJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**123 Clerkenwell Road**  
**London**  
**EC1R 5DB**

#### **Proposal:**

Replacement of existing ground floor doors to front elevation; re-glazing and refurbishment of existing ground floor shopfront window and fan light to front elevation; repairs to window to rear elevation; and installation of internal timber staircase from basement to ground floor.

Drawing Nos: P001, P002, P101, P102, P301, P103 / 1, P303 / 1, P401, P402, Design and Access Statement prepared by TPM Studio dated 24/04/2025

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:

P001, P002, P101, P102, P301, P103 / 1, P303 / 1, P401, P402, Design and Access Statement prepared by TPM Studio dated 24/04/2025.

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 Reasons for granting listed building consent:

The application seeks permission for the replacement of existing ground floor doors to front elevation; re-glazing and refurbishment of the existing ground floor shopfront window and fan light to front elevation; repairs to window to rear elevation; and installation of internal timber staircase. The building is Grade II listed and located within the Hatton Garden Conservation Area. The application is accompanied by planning application reference 2025/0416/P.

The existing front aluminium door is a modern addition and its replacement with a matching aluminium framed door, is considered to be acceptable. Following amendments to the proposal the existing historic timber window and fanlight to the shopfront are to be re-glazed and refurbished rather than replaced, which is considered acceptable.

On the rear elevation broken panes in the ground floor sash window are to be repaired. These repairs are modest and considered acceptable, preserving the character of the building.

The installation of a new internal timber staircase, linking the ground floor and basement levels is acceptable. The shop unit has already lost any original features, and the floor area to be removed appears to be a modern construction, therefore no historic fabric will be lost. Its design and materials are appropriate for the age and style of the building.

The proposals are also considered to be sympathetic to the architectural and historic interest of the Grade II listed building and its setting, and will be an improvement to the existing situation.

Overall, the proposal would preserve the special interest of the listed building. The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer