

Application ref: 2025/1581/L
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Date: 29 May 2025

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Mulalley
Teresa Gavin House
Southend Road
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IG8 8FA
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
Bourne Estate
Portpool Lane
London
EC1N 7UP

Proposal:

Discharge of conditions 4a and b (a) door furniture embodying appropriate design, materiality and finish; b) door glazing) of 2022/5600/L (Replacement of flat entrance door sets with FD30 rated and Secure by Design rated sets) granted 22 February 2023

Drawing Nos: Site location plan, Flat 14 Buckridge pilot door reeded glass, design & access statement incl heritage statement, explanation of materials

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The applicant wishes to discharge conditions 4a and b (a) door furniture embodying appropriate design, materiality and finish; b) door glazing) of 2022/5600/L (Replacement of flat entrance door sets with FD30 rated and Secure by Design rated sets) granted 22 February 2023.

He has submitted a sample of reeded glass and a sample of plain black metal door furniture that are considered appropriate and the conditions are discharged.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there was one response. That correspondent re-submitted a comment opposing a previous submission of the new black door furniture, saying that it should be brass. A great deal of change has occurred across the site, including to the door furniture, so it is not possible to be certain about what the original material would have been. It is considered to be by no means a certainty that the original Edwardian estate would have been fitted with brass door furniture. It is reasonable to suspect that the fittings might equally have been of iron, finished in black. Within the various constraints, the decision has therefore been made that plain black fittings are appropriate.

The correspondent states that the condition was not publicised previously. A press notice was posted for this re-application in the Camden New Journal on 1 May, expiring on 25 May, and a site notice was posted on 30 April, expiring on 24 May.

The correspondent then comments on the design of the new doors. The doors themselves already have consent under the parent application, so they are no longer open to comment.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.


- 2 You are advised that all conditions which need details to be submitted, have been approved.

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.

Daniel Pope
Chief Planning Officer