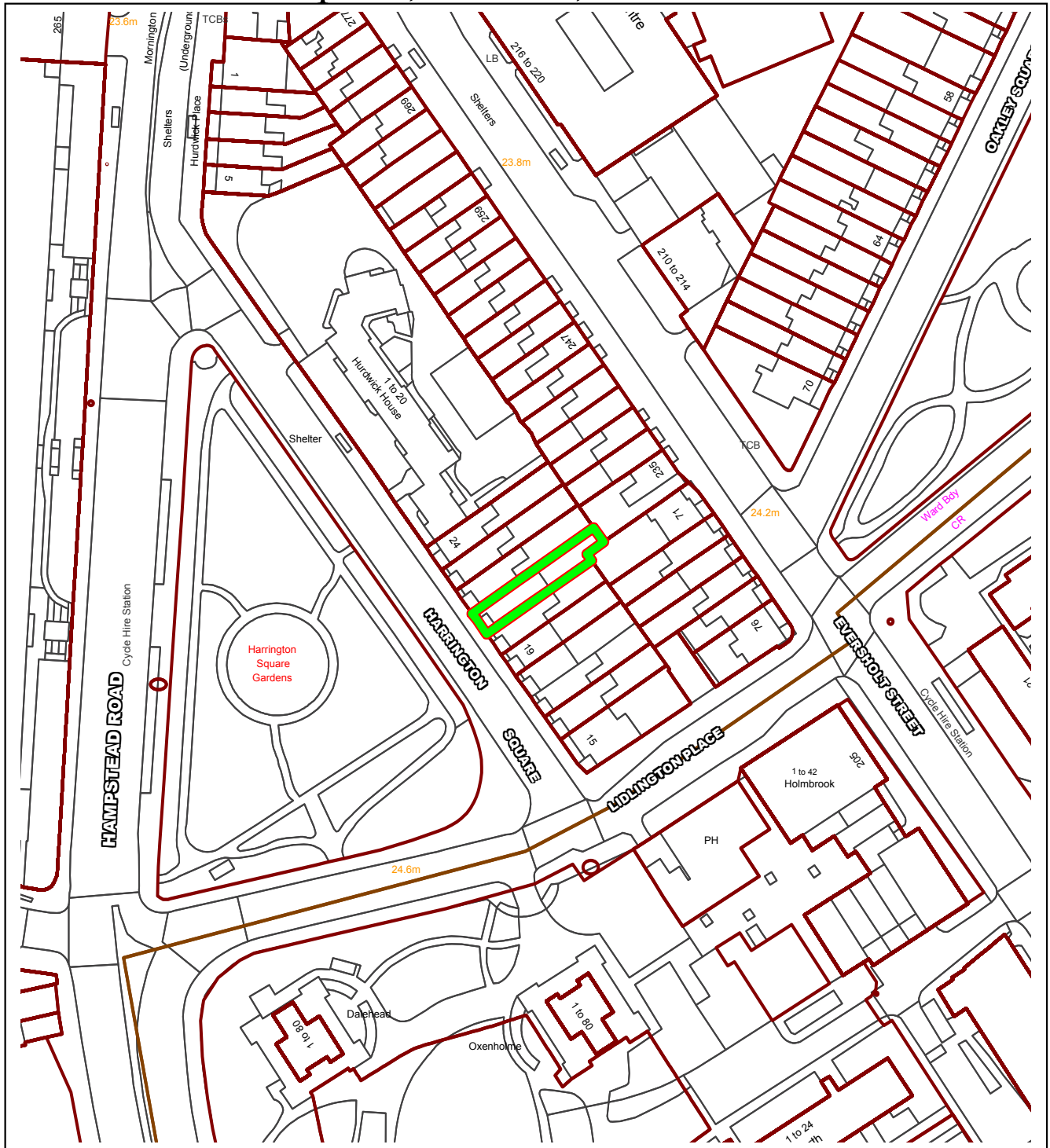


2019/3474/P & 2019/4176/L – 21 Harrington Square, London, NW1 2JJ



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Photographs - 21 Harrington Square



1. Aerial View (As of April 2019)



2. Exterior views of the building (As of June 2019)







3. Interior of the building (As of June 2019). As observed during the site visit, the interiors of the building is in extremely poor condition and is derelict and inhabitable.

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	30/08/2019
	N/A / attached	Consultation Expiry Date:	15/09/2019
Officer		Application Numbers	
Mark Chan		i) 2019/3474/P & ii) 2019/4176/L	
Application Address		Drawing Numbers	
21 Harrington Square London NW1 2JJ		Please refer to decision notice	
Proposals			
<p>2019/3474/P – Alterations for refurbishment of House in Multiple Occupancy (HMO - Sui Generis) including; repair/replacement of roof tiles, replacement of window casements, , reinstatement of front railings at first floor, enlargement of rear lightwell, works to basement and creation of bridge to the rear of the property.</p> <p>2019/4176/L – Alterations for refurbishment of Listed Building including; repair/replacement of roof tiles, replacement of window casements, re-ordering of internal layout, reinstatement of front railings at first floor, enlargement of rear lightwell, works to basement and creation of bridge to the rear of the property.</p>			
Recommendations:	i) Grant conditional planning permission & ii) Grant conditional Listed Building consent		
Application Types:	Full Planning Permission & Listed Building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site notices were displayed from 16/08/2019 until 09/09/2019. Press notice were displayed from 22/08/2019 until 15/09/2019.</p> <p>No responses from neighbouring residents were received.</p>					
CAAC/Local groups comments:	<p>One objection was received from the Camden Town Conservation Area Advisory Committee (CAAC):</p> <p>The removal of original walls should not be permitted. Application documents state that walls that are being removed are recent additions. That seems inaccurate especially at the basement level.</p> <p>This is an HMO house. Better internal planning is required. It does not provide enough individual space or adequately sized shared kitchen facilities. If facilities are being improved there should be an increase in communal space to match that. This could be achieved by losing one bedroom and creating a dining room /shared area on the Ground floor. The rents will no doubt reflect the cost of improvements and thus exclude those who recently could live here.</p> <p><u>Officer Response</u></p> <p><i>A site visit was undertaken and our Conservation Officer has noted that the property in its current status is derelict and uninhabitable. The historic features had been removed and the original plan form of the building has been all but destroyed. Since the original plan form of the building has already been lost, the significance of the building will not be compromised further by the proposed interventions and the accommodations created will be a marked improvement on the current arrangements if the works were undertaken with suitable materials.</i></p> <p><i>The building is a vacant large HMO. The size and numbers of bedrooms, shared bathrooms and kitchen facilities proposed by the applicant complies with the Minimum HMO Standards adopted by the London Borough of Camden.</i></p>					
Site Description						
<p>The application site comprises a Grade II listed four-storey building. The building is part of a terrace laid out by the Bedford Estate in the mid-19th century for wealthy residents and was listed in 1999. However, following a long time in decline, the building is now in very poor condition. The main entrance is on Harrington Square.</p> <p>The site is located within the Camden Town Conservation Area.</p>						

Relevant History

2014/5403/P – Certificate of lawfulness for existing use: Use of basement, first, second and third floors as a House in Multiple Occupation (HMO) containing 16 non self-contained rooms with shared facilities. Granted 09/10/2014.

2019/1449/PRE – Council's opinion on a range of enhancements, internal works and some external alterations to the listed building. Advice issued 02/07/2019.

Relevant policies

Housing Act 2004

National Planning Policy Framework 2019

London Plan 2016

London Borough of Camden Local Plan 2017

A1 Managing the impact of development

A5 Basements

D1 Design

D2 Heritage

H10 Housing with shared facilities ('houses in multiple occupation')

Camden Supplementary Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

London Borough of Camden Minimum HMO Standards (2016)

Camden Town Conservation Area Appraisal and Management Strategy (2007)

Assessment

1. Proposal

1.1 Planning permission and listed building consent is sought for the repair/replacement of roof tiles, railing replacement to the first floor balcony/windows, change of windows at front and back of building to sash doubled glazed windows to match neighbouring properties' design, pattern and layout, change of internal layouts, enlargement of rear lightwell and works to the basement and creation of a bridge to the rear of the property. No change of use is proposed.

2. Revisions

2.1 No revisions have taken place.

3. Assessment

3.1 The material planning considerations in the determination of this application are:

- Design (impact of the proposal on the character and appearance of the host listed building, wider streetscene and conservation area)
- Amenity (impact of the proposal on the amenity of neighbouring residents in terms of daylight, outlook and privacy)
- Housing standards (impact of the proposal on the provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements)
- Basement considerations

4. Design and heritage

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Local Plan policy D1 seeks to achieve high quality 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. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas. Camden's Local Plan is supported by CPG (Design).
- 4.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.
- 4.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.4 Section 72(1) 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.
- 4.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 4.6 The Camden Town Conservation Area Appraisal and Management Strategy states that the Conservation Area retains many diverse historic rooflines which is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows. Harm the historic character of the roofscape and will not be acceptable. Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The council will resist the loss of soft landscaping and original boundary walls and railings.
- 4.7 The application site, 21 Harrington Square, is part of a terrace of ten houses which when built, formed the eastern side of the former square. The terrace was built in 1842 – 48 and originally contained the whole length of the square to the east. The buildings are of 4 storeys over basements, constructed in grey brick over a stuccoed ground floor. The host terrace and surrounding area have been subjected to significant change over the past half century and the setting and unity of the historic terrace has been drastically altered as a result of bomb damage and road layout changes.
- 4.8 A site visit to the application property was undertaken and the property was found to be vacant, in very poor condition and uninhabitable with water ingress and damp evident within the building. Historic features had been removed and the original plan form of the house no longer existed. At some point probably prior to listing, a rear extension had been added or the original

outrigger was modified. The planning history is silent on this matter and therefore, in the absence of evidence, it is considered that in order to progress the restoration of this building, the existing structure is considered lawful.

External works

Repair/replacement of roof tiles

- 4.9 The original slates where they exist, are reusable and will be reinstated. Matching new Welsh slate are proposed and should be used to make up any short-fall. The butterfly roof structure is to be retained and restored and strengthened. Valley gutters are to be reinstated and restored with appropriate materials. The works will be in keeping with character of the building and are supported. This aspect of works would not affect the building's significance.

Railing replacement to the first floor balcony/windows

- 4.10 The replacement railings will be black and smaller than the existing ones. They will replicate the original railings present on neighbouring properties and would be in keeping with the character of the building and the wider Conservation Area.

Change of windows at front and back of building to sash doubled glazed windows

- 4.11 In generally the replacement of original box sash windows in Listed buildings is resisted and the Council would insist on the installation of single-glazed traditional windows. In this case, as the building is in such poor condition with little heritage fabric remaining, officers consider that there is exceptional justification for slim-profile double glazed box sash units with traditional sliding mechanisms to be installed on the front elevation. This is subject to the loss of no additional heritage fabric and the new windows must replicate the dimensions of the originals exactly to re-establish the unity of the front façade of the terrace.

Lightwell enlargement to the rear of the property

- 4.12 The rear lightwell will have an increased depth of 1.8m. The windows to the basement level will have windows heads above the garden level. New slimline sash style windows and doors will be installed to enhance daylight/sunlight, ventilation and direct access into the rear garden. The brickworks will be repaired and reconstructed with lime mortar. The enlargement of the lightwell is considered not to have potential to harm the significance of the property.

Works to basement and creation of a bridge to the rear of the property

- 4.13 A new bridge is proposed from the door at rear of the ground floor level, on top of the new lightwell and onto the rear garden. The proposed works is considered not to further harm the significance of this listed building.

Internal works

Change of internal layouts

4.14 It is noted from the site visit that the original plan form of this building has been lost. Since the historic significance of the building will not be further compromised by the proposed re-ordering of the internal layout, the accommodation created in this application will be a marked improvement over the current arrangements. It is felt that this aspect of the proposal could be supported as a mixture of traditional and modern materials, depending on the date and style of construction, has been proposed by the applicant. The works here are seen as to preserve and enhance the character and quality of the building from its current status, and thus are supported.

5. Amenity

5.1 Policies A1 of the Local Plan seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

5.2 The proposed works would be relatively minor with limited external alterations, and as such, are not considered to cause harm to the amenity of neighbouring residents in terms of outlook, daylight, privacy or noise disturbance.

6. Housing Standards

6.1 It is noted that the application property was already converted into a large HMO with 16 non self-contained units in 2014 under application ref: 2014/5403/P. In the current application, the number of units remains unchanged. The single bedrooms have a minimum space of 9 sqm whilst the double bedrooms are at least 10.2 sqm. Adequate kitchen facilities and shared bathrooms are provided and the overall quality of the accommodation is much improved. The proposed internal layout complies with the London Borough of Camden Minimum HMO Standards and the Housing Act 2004, and thus is supported.

7. Basement impacts

7.1 The proposal includes an extension of the existing lightwell. The depth of 1.7m lower than the rear garden is retained and the extension will be at a distance of 0.9m from the rear wall of the house. A Letter from a structural engineer was provided by the applicant to demonstrate that for the proposed lightwell extension, the existing lightwell slab will not be removed or disturbed and consequently will impose no risk to any of the existing houses as none of the excavation will undermine existing foundations. As such, the scale and siting of the proposed excavation would not require the submission of a full Basement Impact Assessment and the proposal is considered acceptable in this regard and the proposals accord with policy A5.

7.2 Given the limited amount of excavation proposed, the resulting impacts would not be so great to warrant for a construction management plan to be secured to mitigate resulting impacts. The applicants will be reminded of their obligations to ensure proper working practises and to agree measures for the delivery of goods to the site / any highways license in good time before works commence.

8. Conclusion

8.1 On balance, the proposals are considered to preserve the special character of the host building, surrounding terrace and wider conservation area and are considered acceptable. The proposals to return the building to active use as shared accommodation are welcomed.

9. Recommendation

- 9.1 Grant conditional planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th September 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3474/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 4 September 2019



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Q Square
.Kemp House
152-160 City Road
London
EC1V 2NX

DRAFT
DECISION

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Harrington Square
London
NW1 2JJ

DECISION

Proposal:
Alterations for refurbishment of Listed Building including; repair/replacement of roof tiles, replacement of window casements, re-ordering of internal layout, reinstatement of front railings at first floor, enlargement of rear lightwell, works to basement and creation of bridge to the rear of the property.

Drawing Nos: Cover Letter, Heritage Statement, Design and Access Statement, P01E, P01, P00, E01E, P00E, P02E, P02, P03E, P03, P04E, P04, X01E, X01 and Location Plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Cover Letter, Heritage Statement, Design and Access Statement, P01E, P01, P00, E01E, P00E, P02E, P02, P03E, P03, P04E, P04, X01E, X01 and Location Plan (Last received 05/07/2019)

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 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) Details including sections at 1:10 of the approved timber slim-profile sash windows (including jambs, head and cill);

b) Manufacturer's specification details of the lime mortar to be used in brickwork repair and reconstruction are to be submitted to the Local Planning Authority and samples of those materials are to be provided on site.

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: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Commented [SG1]: This can be deleted as it is a duplicate of the LBC and its only needed on one of the two decision notices

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Reasons for granting permission:

The application site comprises a Grade II listed four-storey building within the Camden Town Conservation Area. Planning permission and listed building consent is sought for the repair/replacement of roof tiles, railing replacement to the first floor balcony/windows, change of windows at front and back of building to sash doubled glazed windows to match neighbouring properties' design, pattern and layout, change of internal layouts, enlargement of rear lightwell and works to the basement and creation of a bridge to the rear of the property.

The design and materials of the proposed works are considered to be appropriate and would preserve and enhance the character and appearance of the listed building and the wider Conservation Area. A condition is added so that details of the timber slim-profile sash windows and the lime mortar that will be used in the brickwork repair and reconstruction are provided to the Council before the commencement of relevant works.

The proposal is not considered to cause harm to the amenity of neighbouring residents by way of increased overlooking, loss of outlook or daylight levels.

The size of the bedrooms meet the standards and adequate kitchen facilities and shared bathrooms are provided. The overall quality of the accommodation is a marked improvement over the existing.

The planning history of the site and surrounding area and relevant appeal decisions were taken into account when coming to this decision.

Deleted: No objections have been received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, H10, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the Housing Act 2004, London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 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 London Borough of Camden 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.

DRAFT

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DECISION

Q Square
.Kemp House
152-160 City Road
London
EC1V 2NX

Application Ref: **2019/4176/L**
Please ask for: **Mark Chan**
Telephone: 020 7974

5 September 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21 Harrington Square
London
NW1 2JJ

DECISION

Proposal:

Alterations for refurbishment of Listed Building including; repair/replacement of roof tiles, replacement of window casements, re-ordering of internal layout, reinstatement of front railings at first floor, enlargement of rear lightwell, works to basement and creation of bridge to the rear of the property.

Drawing Nos: Cover Letter, Heritage Statement, Design and Access Statement, P01E, P01, P00, E01E, P00E, P02E, P02, P03E, P03, P04E, P04, X01E, X01 and Location Plan

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Cover Letter, Heritage Statement, Design and Access Statement, P01E, P01, P00, E01E, P00E, P02E, P02, P03E, P03, P04E, P04, X01E, X01 and Location Plan (Last received 05/07/2019)

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.

- 5 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) Details including sections at 1:10 of the approved timber slim-profile sash windows (including jambs, head and cill);

b) Manufacturer's specification details of the lime mortar to be used in brickwork repair and reconstruction are to be submitted to the Local Planning Authority and samples of those materials are to be provided on site.

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: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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)

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- 6 Reasons for granting permission:

The application site comprises a Grade II listed four-storey building within the Camden Town Conservation Area. Planning permission and listed building consent is sought for the repair/replacement of roof tiles, railing replacement to the first floor balcony/windows, change of windows at front and back of building to sash doubled glazed windows to match neighbouring properties' design, pattern and layout, change of internal layouts, enlargement of rear lightwell and works to the basement and creation of a bridge to the rear of the property.

The design and materials of the proposed works are considered to be appropriate and would preserve and enhance the character and appearance of the listed building and the wider Conservation Area. A condition is added so that details of the timber slim-profile sash windows and the lime mortar that will be used in the brickwork repair and reconstruction are provided to the Council before the commencement of relevant works.

The planning history of the site and surrounding area and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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Yours faithfully

Director of Regeneration and Planning