

Application ref: 2019/5938/L  
Contact: Anna Foreshew  
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Date: 30 January 2020

**Development Management**  
Regeneration and Planning  
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Town Hall  
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Redcourt Ltd  
100 Princes Park Avenue  
London  
NW11 0JX

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flats 3 & 4**  
**23 Harrington Square**  
**London**  
**NW1 2JJ**

Proposal:

To amalgamate Flat 3 and Flat 4 at ground and first floor levels into one flat by adding a ladder.

Drawing Nos: Site Location Plan; Proposed Plans HS.23.3&4.SA.PR; Proposed Section HS.23.3&4.SCA.PR.

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: Site Location Plan; Proposed Plans HS.23.3&4.SA.PR; Proposed Section HS.23.3&4.SCA.PR.

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 The application building is Grade II listed and comprises four storeys and a basement. It forms part of a Grade II listed terrace of ten Victorian townhouses built between 1842 and 1848 (listed as Nos. 15 to 24 and Area Railings). The townhouse is stuccoed at ground floor, with a porticoed entrance to one side and panelled doors reached by a short flight of steps, with spearheaded railings enclosing the basement. At first floor level there are arched windows with stucco surrounds which open on to small projecting balconies. They are bounded by cast iron railings in a crossed spear pattern. To the rear, the elevation has a plainer appearance comprising of London Stock brick, and a two storey closet wing. The property is located within the Camden Town Conservation Area.

Internally, No. 23 has been converted into eleven self-contained flats, including the closet wing which is currently divided into two flats. It is proposed to amalgamate the two flats in the closet wing, into one flat by adding a ladder within the closet wing between the ground and first floor. Allowed appeal decision ref. APP/X5210/Y/19/3226181 secured the principle of amalgamating the two flats and the loss of fabric that this would necessitate. In light of this, it is considered that installing a ladder in the same position would not materially harm the special architectural or historic interest of the Grade II listed building. The works are all internal and would serve to preserve the character and appearance of the wider conservation area.

Public consultation was not required as the works are internal to the Grade II listed building. The site's planning history has been taken into account when making this decision. Special 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 2016 and the NPPF.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy the Prohibition Notices served

on Flat 3, 23 Harrington Square on the 27th March 2018 and Flat 4, 23 Harrington Square on 20th March 2018 would require a separate listed building consent. You are reminded that undertaking works to a listed building without consent can be a criminal offence.

- 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 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.
- 5 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.
- 6 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.


- 7 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer