

Application ref: 2019/5424/L
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JMS Planning & Development Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1 and Flat 2
47 Marchmont Street
London
WC1N 1AP

Proposal:

Various internal works associated with amalgamation of flats 1 and 2 into one maisonette at first, second and third floors; installation of a rooflight above the first floor rear extension; installation of 3 vents to the rear elevation.

Drawing Nos: Cover Letter; Design & Access and Heritage Statement; 15-11-01 Rev A; 15-11-02 Rev A; 15-11-03; 15-11-04; 15-12-01 Rev A; 15-12-02 Rev A.

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 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 The development hereby permitted shall be carried out in accordance with the following approved plans- 15-11-01 Rev A; 15-11-02 Rev A; 15-11-03; 15-11-04; 15-12-01 Rev A; 15-12-02 Rev A.

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

Informative(s):

- 1 Reasons for granting listed building consent:

The site forms part of a Grade II listed early 19th century terrace. The proposal is to carry out internal alterations at first, second and third floors in order to amalgamate the 2 upper floor units into one residential unit.

The units have been subject to unsympathetic changes in the past, notably the historic spine wall. The proposal is to reinstate and reuse some of the existing partitions whilst providing a modern living arrangement for future occupants. It is considered that the new internal arrangements, as revised, represent an improvement over the current state of affairs in the flat. In particular, the first floor is returned to a better layout than currently, and the reinstatement of the top-floor ceiling is an improvement. The service diagrams appear to show that the kitchen vent can be run between the joists to the back of the house, while the lavatories appear to be connectable without undue harm. Thus, while unacceptable in most listed buildings, the poor existing condition and lack of historic features reduce the harm that the proposals would otherwise be considered to cause.

Due to the internal reconfiguration of the WCs and bathrooms, two vents will be installed on the rear elevation and rear roof slope. A rooflight would also be installed to the first floor flat roof, at the rear of the property and not seen from public views. Therefore, by virtue of its siting and design of the vents and rooflight, they are not considered to have an impact on the character or appearance of the host listed building or wider listed terrace.

Overall, the proposed development is considered acceptable in terms of the impact upon the character and appearance of the host building and setting of the listed terrace. The proposed internal and external works would preserve the significance of the listed building and its historic features. The applicant is advised that all fabric repairs should be undertaken with traditional materials where possible.

No objections were received following statutory consultation. The application site's planning history 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, and to the desirability of preserving and enhancing the character and appearance of the conservation area, 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer