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**Camden Council
(Development Planning)**
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Submitted online via the Planning Portal PP-09171845

Dear Sir / Madam

RETROSPECTIVE PLANNING APPLICATION FOR HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT FOR CEILING SPOTLIGHTS (ALREADY INSTALLED)

60 DELANCEY STREET, LONDON, NW1 7RY

Please find enclosed, on behalf of Mr David Brooks (The Applicant), a planning application for the above proposed development.

The application is comprised of the following documents and plans:

Documents

- Cover Letter (including analysis of planning policy)
- Full Planning and Listed Building Consent application form
- Ownership Certificates
- CIL Liability Form (this proposal is exempt from the CIL Charge)
- Heritage Statement

Drawings

- 1153_P0100_location plan
- 1153_P1300_electrical layout_basement floor plan
- 1153_P1301_electrical layout_ground floor plan
- 1153_P1302_electrical layout_first floor plan
- 1153_P1303_electrical layout_second floor plan

Application Fee

- Application Fee of £206.00 based on a Householder Planning & Listed Building Consent application for the '*Enlargement, improvement or alteration of a single dwellinghouse*' (Planning Fee Regulations, 2018).

Background

60 Delancey Street recently had Planning and Listed Building Consent applications approved for the erection of lower ground floor extension and internal alterations (2018/1825/P and 2018/2386/L) and subsequently for a gambrel type roof extension (2019/4670/P and 2019/5087/L). The work relating to the roof extension is still pending, however the alterations approved under the earlier consents has been fully implemented.

The works included the full repair and restoration of the house which has greatly improved its condition and enhanced its heritage significance through the repair of original items.

During the course of this restoration and repair work, it became evident the existing electrical / lighting arrangement was in poor condition and was unsafe in places. As such, The Applicant commissioned an electrician to address the issues. During this process, a number of high quality ceiling spotlights were installed as shown in the enclosed drawings.

Ceiling spotlights are a common feature within other properties on Delancey St, Arlington Rd, Albert Rd, and Mornington Crescent, along with many others in the surrounding area. Many of these dwellings are also covered by Grade II statutory listing. The work carried out was done to ensure the electrical arrangement was safe and secure, and to increase the longevity of this heritage asset. It is these ceiling spotlights that are the subject of this retrospective planning application.

Policy Compliance

The application site (60 Delancey Street) is a Grade II Listed dwelling and is within the Camden Town Conservation Area. The enclosed application seeks a mansard roof extension that is, to all intents and purposes, identical to the mansard roof extensions carried out on both of its neighboring properties as well as many other properties on the same street that are similarly Grade II Listed.

Section 38 of the Planning and Compulsory Purchase Act 2004 states that decisions on planning applications '*must be made in accordance with the [development] plan unless other material considerations indicate otherwise*'. In this instance the Development Plan is comprised of the Camden Local Plan (2017), with relevant policies summarised and considered below.

Camden Local Plan, 2017

Policy D1 seeks to ensure all new development is of high quality design. Proposals must adopt several design principles that, amongst others, include: respect local context and character; preserve or enhance the historic environment; use details and materials that are of high quality and complement local character; and, integrates well with the surrounding streets. The proposed development is for a set of ceiling spotlights and it is understood this features exists inside many other dwellings on the same street, many of which benefit from the same level of Grade II statutory listing.

Policy D2 seeks to preserve and, where appropriate, enhance heritage assets and their settings. The installation of ceiling spotlights internally would help secure the longevity of this heritage asset and is deemed not to adversely impact on the character, setting or appearance of this Grade II listed building.

National Planning Policy Framework, 2019

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11).

Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (paragraph 189).

The proposed installation of spotlights into historic and replacement lath and plaster ceilings would have a minimal effect on the historic fabric of the building and its special historic character and architectural interest. The proposed changes are reversible in nature and the important elements of the interior which contribute to its significance would be preserved. The overall impact on the building's significance would be neutral. The significance of the building would be sustained in compliance with paragraph 192 of the NPPF.

Summary and Conclusions

Overall, the accompanying documentation demonstrates that the proposal should be considered acceptable in principle and all other detailed design aspects.

Taking all of the above into account, it is considered that the proposal satisfies all relevant planning policy tests at national and local levels and should therefore be granted planning permission.

We trust you have all the information required to validate and determine the application, however please do not hesitate to contact me if you have any queries.

Yours sincerely

Inderjit Shokar

Planning Consultant

Cc David Brooks, The Applicant
Gareth Stokes, Haverstock Architects