



Application ref: 2020/1968/L
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Lanyon Hogg Architects Ltd.
3, Hill House Close
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N21 1LG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Argyle Street
London
WC1H 8EG

Proposal:

Internal and external alterations including erection of two storey rear extension and subdivision of property to provide two flats (Class C3).

Drawing Nos: 572 53A, 572 51B, 572 52, 416.04, 572 01, 572 02

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: 572 53A, 572 51B, 572 52, 416.04, 572 01, 572 02

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 Reasons for granting consent-

The size and scale of the proposed rear extension is considered to represent a subordinate addition that would not cause harm to the original character and historic significance of the host listed building. Furthermore, the extension would be located to the rear of the terrace and be of a similar size, siting and design to the existing two storey rear extension at the rear of no. 12 (and markedly smaller than the extension at the rear of no.16). The extension would be built from reclaimed London stock bricks which is welcomed given the age of the building. Therefore, the proposal would not harm the architectural integrity or historic setting of the Listed Building and adjoining terrace.

Internally the proposals include a number of minor interventions associated with the subdivision into flats. These include the blocking of the stair leading down from ground floor level to the basement and the introduction of a new bathroom between the two bedrooms at second floor level. The proposed works are considered acceptable and would ensure the original plan form of the building remains intact and no harm would be caused to its significance as a result. Furthermore, the lowering of the existing front vault floor to accommodate the new bathroom for the proposed 1 bed flat would not result in a harmful loss of historic fabric and is considered acceptable.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 policies of the London Plan 2016 and 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

