

Application ref: 2020/5137/L
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Date: 19 May 2021

Development Management
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Planning Consent UK Ltd
155 Parkside Avenue
Bexleyheath
Kent
DA7 6NP

Dear Sir/Madam

yesDECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 3
26 Mornington Terrace
London
NW1 7RS

Proposal:

Insertion of two structural steel beams to support internal load-bearing wall, reinstatement of the chimney opening and installation of gas fire to existing fireplace using chimney flue.
Drawing Nos: Site Location Plan,
20124_Structural Engineers Report_2020.12.30; 26 Mornington Terrace Heritage
Statement; Pre-existing and as built sections; Site Location Plan

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

Conditions And Reasons:

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

Site Location Plan; 20124_Structural Engineers Report_2020.12.30; 26 Mornington Terrace Heritage Statement; Pre-existing and as built sections

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.

- 2 Apply lime plaster to walls where brick has been exposed, using traditional methods. Where the internal plasterwork has been removed from the wall opposite the chimney breast in the front room and the wall and the chimney breast in the rear room, it shall be reinstated in lime plaster within 6 months of the granting of 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.

Informative(s):

- 1 The retrospective application follows two stages of conversion which took place in the 1960s (original conversion to flats) and the 1990s. Those changes resulted in the loss of historic plan form; the original layout is no longer discernible. The 1990s changes have somewhat improved the layout, removing the partitions within the principal room.
The insertion of RSJs was necessitated by the removal of the spine wall in the 1990s. This is supported by the statement from the structural engineer. It involved minor loss of historic fabric, which is assessed as low level less than substantial harm. This harm is outweighed by the heritage benefits of insuring the structural stability of the building; revealing the chimney breast in the rear room, which was enclosed within the built-in wardrobes, as well as reinstating a traditional opening with segmental brick relieving arch in London stock brick.

The site's planning history has been taken into account when making 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 (ERR) 2013.

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

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer