

Application ref: 2021/0504/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
70 Oakley Square
London
NW1 1NJ

Proposal: Internal alterations associated with conversion to flats, minor extension to rear at ground level and installation of rear balcony and stair to garden level, associated internal and external alterations and hard and soft landscaping.

Drawing Nos: 001, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12 rev A, 13, 14, 15 rev B, 16 rev A, 17, 18 rev A, 19 rev A, 20 rev B, 70, 71 rev A, 72 rev A, 90 rev A, Design & Access Statement dated 21/12/2020, and OS20 Annex document

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: 001, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12 rev

A, 13, 14, 15 rev B, 16 rev A, 17, 18 rev A, 19 rev A, 20 rev B, 70, 71 rev A, 72 rev A, 90 rev A, and 0S20 Annex document.

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 listed building consent

The majority of the proposals involve internal alterations related to the conversion of the property into four separate flats. These include the creation of new partition walls and the installation of new kitchen and bathroom facilities.

The proposals include the erection of a small extension to the rear closet wing which would remove the existing shed and the projecting WC, which is a benefit. A new steel balcony with stair case would be installed at rear ground floor level to provide access to the garden. Other minor alterations include various repair works to flat roofs, render and windows. Internal alterations would largely involve changes to modern harmful partitions and reinstate a more appropriate layout. Following revisions to the proposals including the replacement of a proposed sliding door with panelled doors, changes to the bathroom layouts, removal of the proposed rooflights, and confirmation that in historic parts of the house new doors and windows will be single glazed, the Council's Conservation Officer has confirmed the proposals are acceptable and would preserve the significance of the listed building. The internal subdivision would be done sensitively, and would not result in a harmful loss of historic fabric or plan form. In many instances, the proposals would be more in line with the original layout than existing.

One comment has been received from the Camden Town CAAC confirming that the Committee welcomes many aspects of the scheme, and that it is a generally well-considered and more sympathetic scheme for this important and prominent building, including the retention and repair of the majority of the existing sash windows and associated joinery.

The site's planning history has been taken into account prior to making this decision and 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2021, 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 2021.

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 written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer