

Application ref: 2021/1640/L  
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Date: 16 September 2021

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Associates House  
118A East Barnet Road  
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EN4 8RE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**36 Mornington Terrace**  
**London**  
**NW1 7RS**

Proposal:

Redecoration of the facade, including the stripping off the paint to the top floor brickwork exposing the original brickwork. The relaying of the front path and steps in new York stone.  
Drawing Nos: DESIGN AND ACCESS STATEMENT - REV A June 2021; Location plan; Site 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 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:

DESIGN AND ACCESS STATEMENT - REV A June 2021; Location plan; Site

plan

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.

- 4 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
  - a) Plan, elevation and section drawings of the new York stone steps and path at a scale of 1:10 with typical moulding details at a scale of 1:1.

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.

- 5 A detailed protocol for the removal of paint from the upper storey brickwork of the front elevation and a method statement outlining brickwork restoration, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

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 (delegated):

No. 36 is one of a terrace of 27 properties built in yellow stock brick with rusticated stucco ground floors. Built in the mid-19th century the terrace was listed Grade II on 14 May 1974.

The proposal includes the redecoration of the external elevation, and reconstruction of the entrance pathway and steps leading up to the main front door.

All redecoration work will match the existing colour. The paintwork on the third floor brickwork is to be removed. The brickwork of this section is to be restored to match that of the first and second floors below.

The entrance path and steps are to be remade in new natural York Stone. The design of the new steps is to resemble the York stone steps at No. 34.

The application has been advertised in the press and by means of a site notice. An objection from the Camden Town CAAC regards the recladding of the steps in ceramic tiles was received. This issue has been addressed and the proposal modified so that the main steps are now to be constructed in new York stone the profile of which will match identical steps at No. 34 adjacent. The CAAC objection has therefore been overcome.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 light grey rectangular background.

Daniel Pope  
Chief Planning Officer