

Application ref: 2021/1973/L  
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**Development Management**  
Regeneration and Planning  
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Kralform Ltd  
38 Albert street  
London  
NW1 7NU

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**114 St Pancras Way**  
**London**  
**NW1 9NB**

Proposal: Internal alterations to basement level including openings and partitions, external alterations including replacement single storey rear extension, replacement front elevation basement door and alteration of rear elevation basement windows to doors of dwelling house (Class C3).

Drawing Nos: Site location plan, Design and Access Statement dated 13.04.2021, Heritage Statement dated 13.04.2021, 180-110, 180-111, 180-112, 180-113 rev A, 180-114 rev A, 180-115, 180 119 rev B, 180 120, 180 121

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: Site location plan, Design and Access Statement dated 13.04.2021, Heritage Statement dated 13.04.2021, 180-110, 180-111, 180-112, 180-113 rev A, 180-114 rev A, 180-115, 180 119 rev B, 180 120, 180 121

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 site is a three-storey (plus basement) dwellinghouse, located on the north-eastern side of the street. The property forms part of a Grade II listed terrace within the Jeffrey's Street Conservation Area, facing College Green.

The proposals include the replacement of a non-original extension with a single storey rear extension within the same footprint, form, and dimensions. The detailed design of the proposed extension is considered to be appropriate in terms of design and materials for the period of the host building, and therefore this would not result in harm to historic fabric or plan form.

Alterations to the rear fenestration were revised to retain the ground floor window to the principle floor and to retain the width of the original window and brick surround, while lowering the cill to create a door opening, at rear basement level. The door to front basement lightwell replaces a non-original door. As a result, the proposed alterations respect the original fenestration and are sympathetic to the host building.

The internal alterations at basement level are to non-original partitions and would have no impact on historic fabric or plan form. As a result, the proposals would cause no harm to the special interest of the listed building's architectural and historic significance or its setting and would preserve the character and appearance of the Jeffrey's Street Conservation Area.

No objections have been received prior to the determination of this application. The site's planning history was considered 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope  
Chief Planning Officer