

Application ref: 2021/4634/L
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Andris Berzins + Associates
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
51 Mornington Terrace
London
NW1 7RT

Proposal:

Erection of a new infill single storey rear extension with green roof, excavation to create new steps to rear garden, replacement of front lower ground floor window by a timber sash window, erection of new bin store in front garden, and minor internal alterations to kitchen and bathroom

Drawing Nos: 08-293: 01 Revision A; 02 Revision A; 03 Revision A; 04 Revision A; 05 Revision A; 06 Revision A; 07 Revision A; 08 Revision A; 09 Revision A; 10 Revision A; 11 Revision A; 12 Revision A; J5180/1 Rev/Issue 1; Cooper Associates Consulting Structural Engineers letter dated 14/07/2021; 08-293 11 Revision A - annotated CA6572/sk01.

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:
08-293: 01 Revision A; 02 Revision A; 03 Revision A; 04 Revision A; 05 Revision A; 06 Revision A; 07 Revision A; 08 Revision A; 09 Revision A; 10 Revision A; 11 Revision A; 12 Revision A; J5180/1 Rev/Issue 1; Cooper Associates Consulting Structural Engineers letter dated 14/07/2021; 08-293 11 Revision A - annotated CA6572/sk01.

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 proposed infill extension would sit at lower ground floor level and would infill the gap between the existing rear single storey projection and the adjacent boundary with no. 50 Mornington Crescent. The structure would be slightly set back from the rear elevation of the existing rear structure and sit modestly at lower level. Overall, the structure would have a subordinate scale, and respect the proportions of the host listed building, its significance and wider terrace row.

In terms of detailed design, the structure would open into the rear garden with three pane aluminium doors which would preserve the hierarchy of openings. The roof of the extension would have an extensive green roof and large rooflight. The extension would be metal cladded in 'Bronze' pre-patinated VM zinc or copper, details of which would be secured by condition to ensure high quality materials. Overall, the proposed structure would have a modern appearance which would contrast well with the historic building, preserving its significance and setting.

Currently the rear garden is accessed from the lower and upper ground levels through a set of steps. The proposal would include excavating the patio back and relocating the steps at the lower level, to the end of the proposed infill rear extension, with planters adjacent to the boundary with no. 50a. Structural details have been provided to demonstrate how the construction works would take place to ensure no harm to the host listed building or neighbouring ones. The proposed alterations are therefore acceptable.

The proposed replacement of non-original fanlight window to front lower ground floor level with a timber sash single glazed window is acceptable.

The proposal includes provision on bin store to front garden. Whilst some details have been provided for this, additional information to ensure its acceptability would be required by condition to ensure the proposed structure to front garden would not result in harm to the setting of the listed building.

In terms of internal alterations, the main change would be in relation to the replacement of a window in side wall of the existing projection with glass blocks and new door to access the new garden room; and creation of a shower room within the existing bathroom. The proposed changes are very minor and they would preserve the plan form and significance of the host building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 proposed development is in general accordance with policy D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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