

Application ref: 2021/1855/L  
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Date: 30 November 2021

**Development Management**  
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ARCHITEKTAS  
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London  
NW2 5DT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**24 Perrin's Lane**  
**London**  
**NW3 1QY**

Proposal: Erection of a single storey rear and side extension, alteration to the roof of ground floor rear extension, replacement of ground floor rear window with a door and interior repair and refurbishment.

Drawing Nos: 24PL-01.1001 (Location Plan); Design and Access Statement/Heritage Statement; 24PL-01.1002 Rev 1; 24PL-01.100 Rev 1; 24PL-01.101 Rev 1; 24PL-01.102 Rev 1; 24PL-02.201 Rev 1; 24PL-02.202 Rev 1; 24PL-02.203 Rev 1; 24PL-01.1002P (Received 12/02/21); 24PL-01.100P Rev 3; 24PL-01.101P Rev 2; 24PL-01.102P Rev 2; 24PL-01.201 Rev 1 (received 30/11/21); 24PL-02.203P Rev 3 (received 30/11/21); 24PL-02.204P Rev 3; 24PL-02.204P Rev 1 (Received 22/11/21)

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:

24PL-01.1001 (Location Plan); Design and Access Statement/Heritage Statement; 24PL-01.1002 Rev 1; 24PL-01.100 Rev 1; 24PL-01.101 Rev 1; 24PL-01.102 Rev 1; 24PL-02.201 Rev 1; 24PL-02.202 Rev 1; 24PL-02.203 Rev 1; 24PL-01.1002P (Received 12/02/21); 24PL-01.100P Rev 3; 24PL-01.101P Rev 2; 24PL-01.102P Rev 2; 24PL-01.201 Rev 1 (received 30/11/21); 24PL-02.203P Rev 3 (received 30/11/21); 24PL-02.204P Rev 3; 24PL-02.204P Rev 1 (Received 22/11/21)

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 host property is an early to mid 19th century artisan house and is grade II listed. The building has undergone considerable renewal and repair historically. The works that have been carried out to date consist of repairs on a like for like basis. Of note are the original timber panelling on the first floor and the under stair cupboard which are to be retained. The stair which although looks later in date is still likely to be 19th century with replaced elements.

The single storey outhouse is in and is likely to date from well over 100 years ago and it may be original to the house. The slate pitched roof is proposed to be retained, as is with other developments along Perrins Lane which have managed to incorporate the pitched roofs in an echo of the earlier outhouses.

Revisions were requested to decrease the loss of historic fabric in the context of the listed building. The original rear window opening on the ground floor is now retained and the early rear extension is in the main retained in this revised scheme. Also retained is the now unusual horizontal timber sliding sash window looking onto the rear courtyard. These amendments now form a part of the application and the proposed works are therefore acceptable.

The top floor ceiling has previously been removed leaving original ceiling joists and a later timber storage space in the apex of the roof. The ceiling plaster is proposed to be reinstated at the existing/original height, and the existing single roof light is to be retained.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 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 rectangular stamp.

Daniel Pope  
Chief Planning Officer