

Application ref: 2021/5056/P
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Date: 9 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Philip Settingington
6th Floor Central House
1 Ballards Lane
London
N3 1LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Handel Street
London
WC1N 1PB

Proposal:

Replace existing roof slates with natural welsh slate. Install lead capping over parapet copings. Tie in bulge in rear brickwork using helifix ties.

Drawing Nos: Design & access statement (revised), location plan, IMG2121 (existing and proposed slate), MPRS21

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & access statement (revised), location plan, IMG2121 (existing and proposed slate), MPRS21

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

Informative(s):

- 1 The site is a grade-II-listed terraced townhouse of 1800.

The applicant wishes to renew the roof covering in Welsh slate and renew the valley gutter in lead. In addition, bulging brickwork on the rear elevation is to be repaired and tied in using Helifix. The brickwork and pointing will be remediated like for like with lime mortar and stained to match. An appropriate sample slate has been provided.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer