

Application ref: 2022/0191/L
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Date: 12 May 2022

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Mr Mansoor Ullah
5
Mornington Place
London
NW17RP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Mornington Place
London
NW1 7RP**

Proposal:

General refurbishment of the property and various internal modifications. Alteration of existing bathroom (2nd floor) and WC (ground floor), opening of chimney breast (ground floor), insulation and rooflights in roofspace. Installation of gas boiler, hot water tank, central heating and sound insulating underfloor heating.

Drawing Nos: Design and Access/ Planning/ Heritage Statement; Block Plan; Location Plan; Pavement vaults; Ground Floor Plan Existing; Ground Floor version No.1 bis (proposed plan); Ground Floor WC existing; Ground Floor_WC_Proposed_02_Revised; Ground Floor Chimney Breast Existing; Ground Floor Chimney Breast Proposed; Existing Second Floor Plan; Proposed 2nd Floor Plan (drawing no: PL-PP01); Existing roof; Proposed roof; Setting out the roof Counter Battens; VELUX centre-pivot roof window GGL single installation into plain tile; CEDRAL roof slate Technical Data;

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/ Planning/ Heritage Statement; Block Plan; Location Plan; Pavement vaults; Ground Floor Plan Existing; Ground Floor version No.1 bis (proposed plan); Ground Floor WC existing; Ground Floor_WC_Proposed_02_Revised; Ground Floor Chimney Breast Existing; Ground Floor Chimney Breast Proposed; Existing Second Floor Plan; Proposed 2nd Floor Plan (drawing no: PL-PP01); Existing roof; Proposed roof; Setting out the roof Counter Battens; VELUX centre-pivot roof window GGL single installation into plain tile; CEDRAL roof slate Technical Data;

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, or samples of materials as appropriate, 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 all new doors at a scale of 1:10 and where relevant typical moulding and architrave details at a scale of 1:1.
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
 - c) Plan, elevation and section drawings of all new windows (including rooflights) at a scale of 1:10 with typical glazing bar details at 1:1.
 - d) Details of new service runs and ductwork for the refurbished bathroom and kitchen, demonstrating the relationship of new pipework with existing.

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 For clarification this consent specifically excludes the introduction of a boiler flue or new ventilation openings/grilles in the front elevation of the listed building.

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.

- 6 Repair of the external stucco should be carried out in historically appropriate breathable materials. Redecoration should be with appropriate breathable paint in a colour to be submitted to and agreed in writing with the LPA.

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):

5 Mornington Place, one of a terrace of five houses, each three storeys over a basement. The terrace, built in 1834, is part of the speculative development of the Southampton estate brought forward by the arrival of the railways.

The terrace was listed Grade II (on 21 May 2021) for the quality and composition of the façade, which is a good example of the principles of grand, palatial terraces applied to a small-scale set-piece; for the survival of the distinctive butterfly roof structure; and for the good level of survival of the plan form and internal fixtures and fittings.

The building has received minimal maintenance or decoration over the last 20 years. The work that was carried out in the 1990's being of poor quality and undertaken using inappropriate materials.

Overall, internal decorations are generally of poor quality or are in poor condition. Additionally, there are extensive areas of defective plaster on all wall surfaces and ceilings on all levels.

The property has suffered from water ingress for more than a decade at various locations in the butterfly roof and from around the window sash boxes on the 2nd floor.

The proposed schedule of works include:

General refurbishment of the property and various internal modifications;
Alteration of existing bathroom (2nd floor) and WC (ground floor);
Opening of chimney breast (ground floor);
Insulation of the roof space and the introduction of two rooflights;
Installation of gas boiler, hot water tank, central heating and sound insulating underfloor heating.

The application has been advertised in the press and by means of a site notice. The concerns that were initially raised by the CTCAAC have been addressed by the submission of further details.

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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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