

Application ref: 2022/0601/L
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Ms KATHERINE DEE
9 Bonhill Street
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Betterton Street
London
Camden
WC2H 9BQ

Proposal:

Partial removal and reinstatement of hallway ceiling in connection with the replacement of an electrical cable for the fire alarm and cupboard detail change
Drawing Nos: Design and Access Statement and Heritage Statement; Plan - Ground floor plan; Location - map;

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 Statement and Heritage Statement; Plan - Ground floor plan; Location - map;

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 listed building consent (delegated):

33 Betterton Street is an early 18th century terraced house with later shopfront, refronted in brick in the early 19th century. The property was listed on 15th January 1973 for the interior which includes a good example of an early 18th century staircase. The stair rises the full height of the house, with a closed, moulded string, square newels, and twisted balusters. At the time of listing the hallway featured an arched opening, some original panelling, a moulded dado rail, boxed out cornice, and some original doorcases.

Unfortunately, unauthorised internal works have resulted in some loss of original detail and fabric. This intervention was previously regularised (ref 2018/3687/L).

The interventions that are proposed here are located within the communal entrance hallway and involve disruption of modern fabric that was approved under the 2018 consent.

The fire alarm cable that runs within the ceiling void requires to be upgraded. The ceiling will be replaced like for like after the work is completed.

The meter cupboard (authorised under the 2018/3687/L consent) also falls short of current fire regulations. The proposal is to modify the cupboard doors so that the latest safety regulations are met.

No external alterations are proposed and therefore the proposal will have no impact on the contribution this property makes to the character and appearance of Seven Dials conservation area. No public consultation was undertaken as this was not required by the guidance.

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