

Application ref: 2021/5517/L  
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Date: 16 June 2022

**Development Management**  
Regeneration and Planning  
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Mr S Walter  
59 Nutley Lane  
Reigate  
RH2 9HP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**5 Mornington Place**  
**London**  
**NW1 7RP**

Proposal: Replacement doors, windows and internal alterations

Drawing Nos: 1855/01/P01, 1855/02/P01, 1855/03/P01, 1855/04/P01, 1855/05/P01,  
1855/06/P03, 07/P02, 08/P02, 09/P02, 10/P02, 11/P01, 12/P01, 13/P01 and 14/P01.

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: 1855/01/P01, 1855/02/P01, 1855/03/P01, 1855/04/P01, 1855/05/P01, 1855/06/P03, 07/P02, 08/P02, 09/P02, 10/P02, 11/P01, 12/P01, 13/P01 and 14/P01.

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 permission.

Alterations proposed to the basement flat at 5 Mornington Place are modest and are proposed as refurbishment to update and improve the property. The proposals are sympathetic and respectful of the original listed building.

The proposal includes internal changes, replacement of the windows to the front façade, replacement of the windows to the rear façade with a door and window, and replacement of fenestration on the side façade facing the rear external courtyard with door and windows, and relocation of the meter box.

Internal changes include re-positioning of the shower room and widening of the hallway, switching the location of the kitchen and dining area, a door and screen on entrance to the kitchen, removal of part of the wall to improve integration of the dining area and kitchen, and opening up of chimney breasts. Revisions have been made to ensure retention of the masonry nib between the kitchen and dining area, a masonry nib alongside the new door and glazed screen to the kitchen, and adequate structural support of the stone slab above the dining area. The relocation of the meter box from inside the property to the external area set in by the front door is considered an improvement and will not be visible from the street and will not detract from the property.

The fenestration and door changes are considered as positive alterations that replace units that are non-original and detract from the property. To the front façade the existing window is a non-period and is to be replaced with a timber framed tripartite arrangement with a central sash. There are a range of fenestration examples observed along the terrace of listed properties at basement level, but this is considered an appropriate arrangement which will enhance and preserve the historic value of the property.

To the rear there are two facades which face onto a small external courtyard. The main rear elevation which looks out from the bedroom would have a period

door and sash window to replace an existing non-period window. The elevation separating the dining area and external courtyard would have a period door with windows either side. Door and windows to both these courtyard-facing facades would be finished with white paint and be timber with single glazing and putty fillets. The external and internal changes are considered modest and respectful of the original listed building.

No objections have been raised. The application site's planning history has been taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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