

Application ref: 2022/1784/L
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Atelier West Architects
126 - 128 New Kings Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**21 Delancey Street
London
Camden
NW1 7NP**

Proposal:

Proposed internal alterations and external refurbishment, mainly to rear facade of existing rear extension and works to rear garden.

Drawing Nos: 504/001, 504/002, 504/003, 504/004, 504/005, 504/006, 504/007, 504/008, 504/009, 504/010, 504/011, 504/012, 504/001, 504/012, 504/101 rev A, 504/102 rev C, 504/103 rev A, 504/104 rev A, 504/105 rev A, 504/106 rev B, 504/107 rev A, 504/108 rev B, 504/109 rev A, 504/110 rev B, 504/111 rev A, 504/112 rev B.
Planning, Design, Access & Heritage Statement rev A.

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: 504/001, 504/002, 504/003, 504/004, 504/005, 504/006, 504/007, 504/008, 504/009, 504/010, 504/011, 504/012, 504/001, 504/012, 504/101 rev A, 504/102 rev C, 504/103 rev A, 504/104 rev A, 504/105 rev A, 504/106 rev B, 504/107 rev A, 504/108 rev B, 504/109 rev A, 504/110 rev B, 504/111 rev A, 504/112 rev B. Planning, Design, Access & Heritage Statement rev A.

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 Recessed downlighters are not acceptable in historic spaces and must be removed and replaced preferably with pendant units, or failing this with non-recessed units, as part of the approved works. Non-original parts of the building (ground and lower ground rear extensions, and mansard roof extension) are exempt from this requirement.

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:

Proposed internal alterations and external refurbishment, mainly to the rear elevation of existing rear extension, and works within the rear garden. The proposed alterations to the dwelling are modest refurbishments intended to update and improve the property. The proposals are sympathetic and respectful of the original listed building.

To the front, at basement level the works proposed include replacement of the timber door with an identical timber door and frame, replacement of the tiling in the lightwell, staircase and replacing an existing uPVC window with a timber casement to match the door. At ground floor level, a replacement front door will be identical to the original in terms of panels, raised and fielded. Replacement steps to front door to be made up as follows: treads as a single piece of York stone with platform/landing as three pieces of York stone (two of these three pieces to be identically sized set to the left and right of a larger central piece).

To the rear elevation of the existing rear extension metal framed sliding glazed doors will replace those existing at both basement and first floor level and a

new traditional metal balustrade will replace the existing one at first floor level. The door head above the staircase will be raised and the existing staircase replaced with a simple, lightweight, metal stair leading down to the garden. Replacement trellis will be erected along the boundaries and heightened closer to the rear elevation where they may be potential for overlooking from neighbours. The existing stepped garden terraces will be re-constructed and the permeability of the site would be increased by the removal of the existing hard paving and introduction of a variety of ground surfaces.

To the interior, a non-exhaustive list of alterations include: replacement of internal non-original fireplaces, replacement of non-original bathrooms, slimline secondary glazing to front elevation windows, installation of a low profile and lightweight underfloor heating system, fitted wardrobes, new partitions and sliding pocket door to the first floor and repairing of cornices and architraves. A Conservation Officer visited the site at pre-application stage and subsequent changes were made to ensure proposals will preserve the original fabric and layout of the building. At pre-application stage the proposals included relocating of the basement staircase, although original fabric was limited the changes would have contributed to the erosion of the historic floorplan and therefore drawings at application stage omitted this amendment. All internal and external changes were reviewed by the conservation officer in detail and after some small changes they were considered to be acceptable.

Overall, the proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II listed buildings and the character and appearance of the surrounding Camden Town Conservation Area.

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 proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposal 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) 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,



Daniel Pope
Chief Planning Officer