

Application ref: 2022/2211/P
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Date: 11 July 2022

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LBF Architects Ltd
11
Burford Road
Stratford, London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
60 Delancey Street
London
Camden
NW1 7RY

Proposal:

Re-instate lath and plaster ceiling on the second floor and to remove downlights installed without consent and re-instate lighting and make good lath and plaster ceiling
Drawing Nos: 2022-034-001 (exist LGF), 2022-034-002 (exist GF), 2022-034-003 (exist 1F), 2022-034-004 (exist 2F), ceiling rose by Stephenson's of Norwich, design/heritage statement, 2022-034-005 (propo LGF), 2022-034-006 (propo GF), 2022-034-007 (propo 1F), 2022-034-008 (propo 2F), site location plan

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

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

2022-034-001 (exist LGF), 2022-034-002 (exist GF), 2022-034-003 (exist 1F), 2022-034-004 (exist 2F), ceiling rose by Stephenson of Norwich, design/heritage statement, 2022-034-005 (propo LGF), 2022-034-006 (propo GF), 2022-034-007 (propo 1F), 2022-034-008 (propo 2F), site location plan

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

Informative(s):

- 1 The application site is a three-storey-plus-basement, grade-II-listed, mid-19th-century, terraced house, of stock brick with a stuccoed ground floor, one of a terrace of 11.

It makes a positive contribution to the Camden Town Conservation Area.

Following an unsuccessful appeal, the applicant wishes to replace an unauthorised lighting scheme of recessed spotlights with one of surface-mounted and pendant lighting. Damaged lath-and-plaster ceilings will be repaired like for like.

The proposed works will not harm neighbouring amenity.

The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021. In dealing with the application, the Council has sought to work with the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer