

Application ref: 2022/2226/L
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Date: 17 July 2022

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Mr John Green
4 Jeffreys Street
Camden
London
NW1 9PR
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Jeffrey's Street
London
NW1 9PR

Proposal:
Replacement of existing front door.

Drawing Nos: Site Location Plan; PL-01 P1; PL-02 P1; PL-03 P2; PL-04; Design and Access Statement dated 15th March 2022.

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: Site Location Plan; PL-01 P1; PL-02 P1; PL-03 P2; PL-04; Design and Access Statement dated 15th March 2022.

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 Reason for granting:

The property is a four-storey single family dwelling house located in Jeffrey's Street Conservation Area. It is also a grade II Listed Building.

The proposal includes the replacement of an existing six-panel front door with another hardwood frame six-panel door. The colour of the door is to match the existing door. The door is acceptable in terms of material, location and design.

Following our advice, a revision was received to include a six-panel door instead of the original proposed four-panel door.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building, and as such, is acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and 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.

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 the printed name and title.

Daniel Pope
Chief Planning Officer