

Application ref: 2022/2424/L  
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Date: 5 August 2022

**Development Management**  
Regeneration and Planning  
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Burford Road  
Stratford, London  
E15 2ST  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted and Enforcement Action to be Taken**

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 Stephensons 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be completed not later than the end of three months 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:

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: 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 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 You are advised that unless the consent hereby approved is fully implemented within three months, formal enforcement action will be taken.

- 3 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.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

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

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 4 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