

Application ref: 2022/2434/L  
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Date: 8 August 2022

**Development Management**  
Regeneration and Planning  
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Da Vinci House  
44 Saffron Hill  
Farringdon  
London  
EC1N 8FH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**203 Eversholt Street  
London  
NW1 1BU**

Proposal:

Internal alterations at first floor level

Drawing Nos: Site plan, 40173 01 EXST rev P1 (exist plan), 40173 01 DEMO rev P1 (demo plan), 40173 01 GA rev P4 (propo 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 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 plan, 40173 01 EXST rev P1 (exist plan), 40173 01 DEMO rev P1 (demo plan), 40173 01 GA rev P4 (propo 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 The site is the first floor of a grade-II-listed former railway office, a double-height space with a mezzanine across its rear section which is a modern extension.

The applicant wishes to rearrange office accommodation, by reordering lightweight reversible partitions, updating the non-original floor covering and rearranging teapoints.

A proposal to extend part of the existing mezzanine into the historic front of the building was removed from the scheme after negotiation.

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.

- 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