

Application ref: 2022/2757/L
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Date: 5 September 2022

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UK Real Estate Ltd.
2nd Floor, 43-45 Charlotte Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
56 Flat 1
Delancey Street
London
Camden
NW1 7RY

Proposal:
Replacement of window at the rear of the property.
Drawing Nos: Site location plan; Drawings numbered GR002-02-000; GR002-001;
GR002-002;

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:

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 Significance

56 Delancey Street is part of a terrace of mid-C19th houses listed at GII. Its significance includes its architectural design and materials, plan-form, evidential value as a C19th residential development, and its townscape contribution, including its positive contribution to the character and appearance of the Camden Town Conservation Area.

Impact of proposed works on significance

It is proposed to replace the sash window on the rear of flat 1 (first floor) with a timber framed 6/6 single glazed sash. The existing window dates from the 1990s and is not considered to have significance in its own right. The proposed window replicates the original historic glazing of the rear elevation and is therefore acceptable.

Conclusion

The proposed works preserve the special interest of the listed building and are not considered to affect the surviving historic interest of the interior, exterior, any historic fabric, or the character and appearance of the conservation area.

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

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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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