

Application ref: 2022/2602/L
Contact: Fergus Wong
Tel: 020 7974 2968
Email: Fergus.Wong@camden.gov.uk
Date: 6 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Ms Diana Foster
176 Levita House
Chalton Street
London
NW1 1HR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
52 Phoenix Road
London
NW1 1ES

Proposal:

Temporary change of use of ground floor unit from Class E to Class F1 (Community Museum)

Drawing Nos: Cover Letter dated Aug 2021; Property Particulars produced by Property Services Division, London Borough of Camden; Heritage Statement; Historic England - Chamberlain House; Site Plan August 2021; Planning Statement

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:
Cover Letter dated Aug 2021; Property Particulars produced by Property

Services Division, London Borough of Camden; Heritage Statement; Historic England - Chamberlain House; Site Plan August 2021; Planning Statement

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 Reasons for granting consent-

This application relates to a ground floor commercial unit, formerly retail, situated on the south side of Phoenix Road, within the Grade II listed Chamberlain House.

A 'community museum' showcasing exhibitions relating to the Somers Town area is proposed for a temporary period of three years. Photos have been submitted showing the operation of the museum in May 2022.

In terms of its use, the change of use of the property from Class E to F1 would not cause harm to the special architectural and historic interest of the building.

The cover letter states that no external or internal alterations are proposed to this listed property. An informative is included to remind the applicant that advertisement consent would be required for any fascia sign or other signs required in the future, and listed building consent for any external/internal alterations.

No objections or other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 accordance with policy D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

2 You are advised that any works of alterations not included on the approved drawings and any new signage may require further applications for listed building consent and advertisement 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer