

Application ref: 2022/2994/L
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Date: 12 September 2022

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Key Roofing Services Ltd
Nuts Close
Common Road
Eton Wick
SL4 6QY
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Bonny Street
London
Camden
NW1 9PG

Proposal:

Scaffolding from ground floor flat - 2 and half stories above around chimney, strip chimney 2.5m down, rebuild chimney with lime mortar mix using existing bricks and up to 150 additional bricks like for like or similar. Flaunch around pots with fresh mortar mix, carry out lead flashing on drip edges on flat roof above.

Drawing Nos: Location Plan; Site Plan; Covering Letter (Keay Roofing Services Ltd);
Heritage 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:

Location Plan; Site Plan; Covering Letter (Keay Roofing Services Ltd); Heritage 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.

- 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 Reasons for granting listed building consent:

No.8 Bonny Street is one of a terrace of four houses, built c1840-45, listed Grade II. The street is located within Jeffrey's Street conservation area.

Consent has been sought to dismantle and reconstruct the existing chimney stack in a like-for-like manner.

The application has been advertised in the press and by means of a site notice. No responses have been received.

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 2021 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 centered on the page.

Daniel Pope
Chief Planning Officer