

Application ref: 2022/2065/L
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Mr Gustav Rydevik
60 Kentish Town Road
Flat B
London
NW1 9PU
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

60 Flat B
Kentish Town Road
London
Camden
NW1 9PU

Proposal:

General property refurbishment. Reconfiguration of the internal spaces on all floors.

Plumbing and electrical updates. Update to rear exterior boiler flue outlet.

Drawing Nos: Design and Access Statement; Site Plan; Existing First Floor Plan; Existing Second Floor Plan; Existing Third Floor Plan; Updated Proposed First Floor (plan); Updated Clean Proposed Second Floor (plan); Updated Clean Proposed Third Floor (plan); Revised proposed plans, architectural and joinery details.

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:

Design and Access Statement; Site Plan; Existing First Floor Plan; Existing Second Floor Plan; Existing Third Floor Plan; Updated Proposed First Floor (plan); Updated Clean Proposed Second Floor (plan); Updated Clean Proposed Third Floor (plan); Revised proposed plans, architectural and joinery details.

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:

60 Kentish Town Road in one of a terrace of seven houses built in the early 19th century, now listed Grade II (on 14 May 1974).

In 1979 consent was granted (ref H11/8/A/26960, dated 24/04/1979) to divide the property into two maisonettes - basement and ground floor (Flat A), and first, second and third floors (front door at the foot of the stairs between ground and first floors) (Flat B).

Flat B is the subject of this application.

This application is for changes to the internal room arrangement following unauthorised works, general refurbishment and the re-introduction of joinery details lost in a previous house fire.

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

The revised proposal is considered not to result in additional harm to the significance of the heritage asset.

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 positioned above the typed name of the signatory.

Daniel Pope
Chief Planning Officer