

Application ref: 2022/3324/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**21 Park Square East
London
Camden
NW1 4LH**

Proposal:

Existing steps and landing to be removed and replaced with a new set to match existing
Existing railings to be repaired and reinstated
Waterproofing to be renewed to protect
internal areas from rainwater penetration

Drawing Nos: Site location plan; Design and Access Statement including Heritage;
Drawings numbered 900/104; 900/103; 900/102

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 Site and Significance

The site is part of a GI listed terrace in the Regent's Park Conservation Area. Its significance includes its architectural design and materials, evidential value as part of the Nash-designed scheme for Regent's Park and its positive townscape value including its contribution to the character and appearance of the Regent's Park Conservation Area.

Historic England has been consulted on the application and has authorised determination by LB Camden.

Proposed Works and Justification

The existing front steps have suffered from cracking which has been ongoing for some time. The area below the steps, which was lawfully converted to an internal area, has suffered from persistent water ingress which has caused the entrance door to swell and interior plaster to become damaged.

It is proposed to remove the existing steps and replace them like-for-like.

The existing railings will be removed and then reinstated following some localised repairs.

When the steps are removed waterproofing will be installed between the steps and the ceiling of the lobby and room beneath the steps.

Impact of Proposed Works on Significance

Usually in the case of historic fabric it is expected that repair is undertaken rather than total replacement. The Regent's Park CAAC has also expressed this view, noting that while they do not wish to object to the application they would expect repair to be the first course of action.

Onsite inspection has confirmed that the cracking to the existing steps is both extensive and in places entirely vertical, i.e. the steps have cracked entirely in places, to the point of movement, making repair in lime mortar unviable as a

long-term solution. Another common method of repair to structurally failed historic stone is often to use steel dowels to tie the fabric back together and patch in lime mortar, but this would not solve the issue of water ingress into the interior of the property given that some of the steps and landing have cracked completely.

It is accepted that like-for-like replacement would not cause harm to the significance of the listed building and its contribution to the conservation area, or that the very minimal degree of harm caused is justified by the long-term need to prevent water ingress entering a part of the building which is in lawful use and occupation as a room.

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



Daniel Pope
Chief Planning Officer