

Application ref: 2022/1895/L
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Gundry & Ducker
35 Shore Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**3 Rothwell Street
London
Camden
NW1 8YH**

Proposal:

Erection of infill extension located at rear basement floor level and associated elevational and internal alterations

Drawing Nos: Block plan, location plan, RCPs combined, proposed drawings combined, proposed details combined, existing drawings combined, 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:

Block plan, location plan, RCPs combined, proposed drawings combined, proposed details combined, existing drawings combined, 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Sample and details of pattern/bond of the stone facing for the fronts steps, showing a single large expanse of stone rather than many small pieces

b) servicing diagrams showing how the plumbing for new bathrooms will not harm underfloor structures, etc.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed terrace house of 1862 making a positive contribution to the Primrose Hill Conservation Area.

In the basement it is proposed to open a fireplace to install a stove. A nib in the spine wall will be enlarged to enhance the plan form.

A proposal to demolish the stair compartment at this level has been removed from the scheme.

In the rear garden, a metal balcony and staircase are to be replaced with a conservatory with a terrace above. This is slightly larger than the balcony but is still inset behind the line of the closet wing. Modern French windows will be replaced with single-glazed timber specimens in an appropriate style.

Throughout, a parquet floor will be laid over the existing floorboards, encapsulating them. A detail has been shown indicating that the overlay will butt against the skirting boards, rather than their being undercut. A decoupling layer will protect them. Panelling will be installed in the hall.

The asphalt front steps will be veneered with stone.

A bathroom will be installed in the closet wing.

The rear bedroom is to be converted into a bathroom.

No significant changes are proposed on the second or third floors.

Reversed ceiling plans have been provided indicating no recessed downlighters, except in the basement.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The Primrose Hill CAAC has responded with no comment. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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