

Application ref: 2022/4803/L
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Date: 16 January 2023

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Iceni Projects
Da Vinci House
44 Saffron Hill
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EC1N 8FH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Carriage Row
163 Eversholt Street
London
Camden
NW1 1BU**

Proposal:

Internal alterations. Please see DAS for full scope of works.

Drawing Nos: 115-ANO-163-00-DR-A;-010M0 P3, 115-ANO-163-00-DR-A;-01000 P3, 115-ANO-163-00-DR-A;-11000M -6, 115-ANO-163-00-DR-A;-11000 P6, 115-A1O-163-00-DR-A;-18001 P3, 115-ANO-163-00-DR-A;-18002 P3, 115-A1O-163-00-DR-A;-73003 P3, 115-A1O-163-00-DR-A;-73004 P3, 115-A1O-163-01-DR-A;-010M1 P3, 115-A1O-163-01-DR-A;-01001 P3, 115-A1O-163-01-DR-A;-110M1 P6, 115-ANO-163-01-DR-A;-11001 P6, 115-A1O-163-03-DR-A;-01002 P3, 115-A1O-163-03-DR-A;-11002 P6, 115-A1O-163-B1-DR-A;-01999 P3, 115-A1O-163-B1-DR-A;-11999 P6, 115-A1O-163-B1-DR-A;-18008 P3, 115-A1O-163-B1-DR-A;-18009 P3, 115-ANO-;-00-DR-A;-00000 P2, 115-ANO-;-00-DR-A;-00001 P2, heritage statement, 115-A1O-163-B1-DR-A;-18008 P3

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:

115-ANO-163-00-DR-A;-010M0 P3, 115-ANO-163-00-DR-A;-01000 P3, 115-ANO-163-00-DR-A;-11000M -6, 115-ANO-163-00-DR-A;-11000 P6, 115-A1O-163-00-DR-A;-18001 P3, 115-ANO-163-00-DR-A;-18002 P3, 115-A1O-163-00-DR-A;-73003 P3, 115-A1O-163-00-DR-A;-73004 P3, 115-A1O-163-01-DR-A;-010M1 P3, 115-A1O-163-01-DR-A;-01001 P3, 115-A1O-163-01-DR-A;-110M1 P6, 115-ANO-163-01-DR-A;-11001 P6, 115-A1O-163-03-DR-A;-01002 P3, 115-A1O-163-03-DR-A;-11002 P6, 115-A1O-163-B1-DR-A;-01999 P3, 115-A1O-163-B1-DR-A;-11999 P6, 115-A1O-163-B1-DR-A;-18008 P3, 115-A1O-163-B1-DR-A;-18009 P3, 115-ANO-;-00-DR-A;-00000 P2, 115-ANO-;-00-DR-A;-00001 P2, heritage statement, 115-A1O-163-B1-DR-A;-18008 P3

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 The site is a grade-II-listed commercial building of 1846-1902, formerly in use as a railway fares clearing house, built in three phases and divided into three separate entities.

The applicant wishes to carry out alterations to allow the installation of cycle parking facilities in the basement car park. This is an area of low significance and the proposals are not considered harmful.

On the upper storeys, the applicant wishes to update finishes and decorative schemes, with new lighting of a pendant type that is thought to recall that seen in an historic photograph.

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 listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular 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.

- 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer