

Application ref: 2022/5140/L
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Mr Andrew Werno
26 Costons Avenue
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**20 Medburn Street
London
Camden
NW1 1RH**

Proposal:

Works consisting of 1. Repairs to roof. 2. Repairs to second floor mould and damp staining. 3. Repairs to sash windowst. 4. Extract fans to bathroom, WC and kitchen.5. Like for like mortar repairs to elevations

Drawing Nos: Site location plan; Design and Access Statement incorporating heritage statement; Expert Witness Report on Disrepair; Drawings numbered

JGPS/MED/20/100; JGPS/MED/20/101; JGPS/MED/20/103; JGPS/MED/20/104;

JGPS/MED/20/006; JGPS/MED/20/007

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

20 Medburn Street is a GII listed building in the Kings Cross St Pancras Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as a C19th terraced house and its positive townscape contribution, including its townscape contribution to the character and appearance of the conservation area.

Works

The application is for listed building consent for works consisting of 1. Repairs to roof. 2. Repairs to second floor mould and damp staining. 3. Repairs to sash windows. 4. Extract fans to bathroom, WC and kitchen. 5. Like for like mortar repairs to elevations

The works (1,2,3,5 above) largely comprise like-for-like repair and provision of extracted ventilation (4 above) in areas already served by extracted ventilation. The two vents proposed on the street elevation replace existing vents and are in the same location as existing vents. The proposed kitchen vent is on the rear elevation at ground floor level and on a part of the wall which has already been rendered.

The proposals do not involve the loss of historic fabric (other than a small area where the kitchen vent is located) and do not affect the planform or evidential value of the building. The works preserve the special architectural and historic interest of the heritage asset and preserve its positive contribution to the character and appearance of the conservation area.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer