

Application ref: 2022/4814/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 19 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Carriage Row**  
**183 Eversholt Street**  
**London**  
**Camden**  
**NW1 1BU**

Proposal:

Internal alterations. Please refer to the DAS for full scope of works.

Drawing Nos: 115-A1O-183-00-DR-A;-18004 P3, site plan, block plan, heritage statement, 115-A1O-183-00-DR-A;-01003 P3, 115-A1O-183-00-DR-A;-11003 P6, 115-A1O-183-00-DR-A;-18003 P3, listed building consent application (D&A), 115-A1O-183-03-DR-A;-11004 P6, 115-A1O-183-03-DR-A;-01004 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-A1O-183-00-DR-A;-18004 P3, site plan, block plan, heritage statement, 115-A1O-183-00-DR-A;-01003 P3, 115-A1O-183-00-DR-A;-11003 P6, 115-A1O-183-00-DR-A;-18003 P3, listed building consent application (D&A), 115-A1O-183-03-DR-A;-11004 P6, 115-A1O-183-03-DR-A;-01004 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.

In the ground-floor reception and the stairwell, and on the third floor, a modern steel-framed mansard extension, the applicant wishes to update finishes and decorative schemes.

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 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer