

Application ref: 2022/4816/L  
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Date: 7 February 2023

**Development Management**  
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Da Vinci House  
44 Saffron Hill  
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London  
EC1N 8FH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

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

Drawing Nos: Listed building consent application (D&A), site location plan, site plan, heritage statement, 115-ANO-203-00-DR-AX-25010 v3, 115-A1O-203-00-DR-A;-18006 v3, 115-A1O-203-00-DR-A;-18005 v3, 115-A1O-203-03-DR-A;-01007 v3, 115-A1O-203-03-DR-A;-11007 v6, 115-A1O-203-04-DR-A;-01008 v3, 115-A1O-203-04-DR-A;-11008 v6, 115-A1O-203-02-DR-A;-0100M6 v3, 115-A1O-203-02-DR-A;-11006M v6, 115-A1O-203-02-DR-A;-01006 v3, 115-A1O-203-02-DR-A;-11006 v6, 115-A1O-203-00-DR-A;-01005 v3, 115-ANO-203-00-DR-A;-11005M v7, 115-A1O-203-00-DR-A;-11005 v7

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:

Listed building consent application (D&A), site location plan, site plan, heritage statement, 115-ANO-203-00-DR-AX-25010 v3, 115-A1O-203-00-DR-A;-18006 v3, 115-A1O-203-00-DR-A;-18005 v3, 115-A1O-203-03-DR-A;-01007 v3, 115-A1O-203-03-DR-A;-11007 v6, 115-A1O-203-04-DR-A;-01008 v3, 115-A1O-203-04-DR-A;-11008 v6, 115-A1O-203-02-DR-A;-0100M6 v3, 115-A1O-203-02-DR-A;-11006M v6, 115-A1O-203-02-DR-A;-01006 v3, 115-A1O-203-02-DR-A;-11006 v6, 115-A1O-203-00-DR-A;-01005 v3, 115-ANO-203-00-DR-A;-11005M v7, 115-A1O-203-00-DR-A;-11005 v7

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 former railway fares clearing house of 1849, listed grade II.

The proposals for the site comprise the addition of a mezzanine and the refurbishment of the interior.

The addition to the mezzanine is within the modern extension, so is not considered harmful to the plan form of the site. It is differentiated in design from the original. The replacement of the ceiling lighting with pendant lighting marks a return towards the original arrangement.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer