

Application ref: 2023/0836/L  
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Date: 23 June 2023

**Development Management**  
Regeneration and Planning  
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Matter XP  
8 Crucifix Lane  
London  
SE1 3JW

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**28 Great Queen Street  
London  
WC2B 5BB**

Proposal:

Replacement signage and awning to ground floor shopfront and internal refurbishment of all floors.

Drawing Nos: TQRQM23047140902432; 10571 / 2-201A; 10571 / 2-202J; 10571 / 2-203J; 10571 / 2-204A; 10571 / 2-205A; 10571 / 2-207E; 10571 / 1-301F; BASEMENT & GROUND FLOOR LIGHTING PLANS; FIRST, SECOND, & THIRD FLOOR LIGHTING PLANS;

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:

TQRQM23047140902432; 10571 / 2-201A; 10571 / 2-202J; 10571 / 2-203J; 10571 / 2-204A; 10571 / 2-205A; 10571 / 2-207E; 10571 / 1-301F; BASEMENT & GROUND FLOOR LIGHTING PLANS; FIRST, SECOND, & THIRD FLOOR LIGHTING 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 Reasons for granting consent:

The application site is a grade II\* listed building. It was constructed in 1733 as a town house but has a later, early nineteenth century shopfront inserted at ground floor level. The internal floor plan survives largely intact, except on the upper floor where it has been joined to the neighbouring building. On the ground, first and second floors most of the original features, such as panelling and doors, survive. The basement and third floor are more altered. The building's special interest is largely derived from it being an example of an early eighteenth century house, with most of its original domestic features still surviving. It also has some wider townscape interest with the surrounding buildings.

The building has been used as a hair salon for a number of years and was fitted out with features associated with this use, such as wash basins and wall mounted mirrors. Under the current proposals the building would still be used as a salon but the fit out changed. This has been sensitively designed to provide minimal fixings to the existing fabric and re-use existing service runs. Comparing the existing state of the building to the proposals there would be no harm caused to the special interest of the listed building.

Externally the works involve the replacement of the existing signage, projecting sign and awning which will match the existing, with the only difference being the company logo reflecting the new occupier.

The proposed works will preserve the special interest of the listed building and will be considered acceptable.

Historic England was consulted and authorised the local authority to determine the application as is seen fit.

The planning history of the site has been taken into account when coming to this decision. One objection was received from the Covent Garden Community Association and amendments were made to the scheme to overcome their concerns. This has been addressed in the associated advertisement consent (ref 2023/1453/A). No other objections were received prior to the determination of the application.

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 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 National Planning Policy Framework 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