

Application ref: 2023/1344/L  
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**Development Management**  
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Eddisons  
Pound Hill House, Pound Hill  
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CB5 8LA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**35 Great Queen Street  
London  
Camden  
WC2B 5AA**

Proposal:

Reinstatement of the fire damaged first floor flat including associated works to the communal staircase, second floor flat and ground floor restaurant.

Drawing Nos:

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

Number 35 is part of a terrace of three house of c.1710, all listed at GII\*. The significance of the building includes its architectural design and materials, historic planform, evidential value as part of an early eighteenth-century terrace and its positive townscape value. The list description notes the external appearance of the building but also mentions that the interior "has good panelling. Staircase with closed string, turned balusters, column newels and moulded handrail." The residential parts of the interior retain their early eighteenth-century character to a significant degree. The building makes a positive contribution to the character and appearance of the Seven Dials Conservation Area. Historic England has been consulted on the application and has directed the Local Authority to determine the application.

#### Proposed Works

The works comprise reinstatement of the fire damaged first floor flat including associated works to the communal staircase, second floor flat and ground floor restaurant. The first floor flat suffered fire damage which has destroyed areas of historic fabric as well as more modern fabric. It is proposed to reinstate the areas of damaged historic fabric on a like-for-like basis but there are some areas where changes are proposed in terms of the layout of the flat which would constitute new work beyond works of repair.

The proposed works are described in detail as part of the Schedule of Works and include the following elements:

Clean and decontamination of internal areas

Strip out of fire damaged elements to first floor flat including ceiling, fireplace, wall panelling, kitchenette, sanitaryware flooring and floor structure.

Reinstatement of timber floor structure to structural engineer's design. Works include the removal and reinstatement of the ceiling to the ground floor restaurant to facilitate the works.

Reinstatement of ceilings, fireplace, wall panelling, kitchenette, flooring and sanitaryware to the first floor flat.

Installation of new sash window and reglaze cracked panes to other windows on the front elevation of the first floor flat.

New flooring throughout and full redecoration.

Replacement fire doors, floor finishes and full redecoration to the communal

staircase.

Mechanical and electrical testing and replacements/ repairs where required.

- 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.
- 3 All existing floorboards capable of repair or re-use shall be retained and re-used.
- 4 Impact of Proposed Works on Significance  
The works are considered to largely preserve significance as they chiefly reinstate the former appearance of the historic parts of the building which have been damaged by fire.

The structural works relate to the first floor joists and have been informed by a structural engineer's report which seeks to retain all sound fabric and reinforce and replace where needed.

The sash windows will be repaired apart from one on the front elevation which appears to be beyond repair and will be replaced like-for-like. The sash windows date from the 1980s so no historic fabric would be lost by the replacement of one window frame.

Areas of panelling charred beyond repair will be replaced like-for-like and the chimneypiece will be retained and repaired.

The first floor front room has a kitchenette which would be retained in terms of its services and location. It is currently partitioned from the rest of the room by a low bookcase arrangement which seems to date from the 1970s or 80s (it is certainly no older than the kitchenette which it screens). It is proposed to remove this bookcase. Although there is some benefit to having the kitchenette screened from the room in terms of historic appearance, it is also clear that the room was originally un-partitioned and there is consequently a benefit to reinstating the open character of the room. Therefore the impact of the proposed removal of the screening bookcases is considered to be neutral.

It is proposed to install new traditional column radiators to the first floor flat including all pipework from new combi boiler (in same location as existing boiler). The pipework will run under floor boards and radiators will be surface mounted to avoid any alteration to the historic panelling.

The replacement of the bathroom sanitaryware reuses the same location and services of the existing sanitaryware which appears to date from the second half of the twentieth century. The impact on historic fabric and planform would be neutral.

The rest of the works chiefly comprises redecoration (paint, new carpets etc). These parts of the works would not in themselves require listed building consent.

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.

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