

Application ref: 2023/2124/L  
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Date: 6 October 2023

**Development Management**  
Regeneration and Planning  
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Drawing and Planning Ltd  
Mercham House  
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Hendon  
NW4 4AR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**13 Flat E**  
**Great Ormond Street**  
**London**  
**Camden**  
**WC1N 3RA**

Proposal:

APPEARS TO BE INTERNAL WORKS G2 ONLY NO CONSULT REQUIRED Formation of a new non-load-bearing internal partition, subdividing the bedroom, to form a second bedroom; Form new door opening between hallway and new bedroom; Removal of a non-load-bearing internal partition between kitchen and living room to create an open-plan kitchen/dinner; Removal of built-in cabinetry (fitted wardrobes/storage cupboards) to provide a revised internal layout; Relocation of existing water cylinder from bathroom to corner of bedroom within new cabinetry enclosure; Associated detailing, making good, painting and decorating etc.; Replacement of laminate flooring with new oak flooring. (Retrospective)

Drawing Nos: Planning & heritage statement, GREOR P201, GREOR S201, location plan, GREOR P001, GREOR D001, GREOR D101, GREOR P101, iSteel brochure

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:

Planning & heritage statement, GREOR P201, GREOR S201, location plan, GREOR P001, GREOR D001, GREOR D101, GREOR P101, iSteel brochure

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 flat constructed within a terraced house of 1721, listed grade II and making a positive contribution to the Bloomsbury Conservation Area.

The applicant has carried out partition and flooring alterations without consent and wishes retrospectively to regularise his position. He also wishes to insert a glazed door in an aperture.

The interior of the flat displays little historic fabric or legible plan form.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and 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