

Application ref: 2023/3029/L
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Date: 23 October 2023

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Eddisons
Pound Hill House, Pound Hill
Cambridge
CB5 8LA
United Kingdom

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:

Repair and refurbishment works, including repointing, external roof coverings and joinery.
Drawing Nos: Site location plan; Design and Access Statement; Heritage Statement;
Schedule of Works as prepared by Eddisons; Drawings numbered: 713.28GQS.002;
713.28GQS.003; 713.28GQS.004; 713.28GQS.005

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

The site is a GII* listed early C18th terraced house with later alterations to create a commercial ground floor. It is within the Seven Dials Conservation area. Its significance includes its architectural design and materials, planform, evidential value as an early C18th house, group value with neighbouring heritage assets, and its positive contribution to the character and appearance of the conservation area.

Impact of Proposed Works on Significance

The proposed works are set out in detail in the application documents submitted for consent. They chiefly comprise works of like-for-like repair of historic and non-historic material, works of replacement of non-historic material with more sympathetic alternatives (uPVC replaced in cast iron, cement mortar replaced in lime mortar).

Historic England has been consulted on the application and has directed the Local Authority to determine the application as seen fit. The CAAC has been consulted but no objection has been received.

The proposed works are considered to preserve the special architectural and historic interest of the listed building and to preserve and moderately enhance the positive contribution which it makes to the character and appearance of the conservation area.

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.

- 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