

**2 – 4 DOUGHTY MEWS, BLOOMSBURY,  
LONDON, WC1N 2PG**

**LBC STATEMENT**

Prepared By



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## 1.0 INTRODUCTION

- 1.1 This statement is submitted to the London Borough of Camden and accompanies application Ref:2023/2928/P made for works to No 2 – 4 Doughty Mews, Bloomsbury, London, WC1N 2PG (the Site).
- 1.2 In correspondence dated 26<sup>th</sup> October 2023, officers queried the need for LBC stating *“Lastly, I think we are still concerned that this might require LBC. Simply because No.1 and No.1A did not require listed building consent and they have made significant changes to the rear walls of their mews buildings unfortunately does not mean that this doesn’t as it’s a different site and the rear wall could potentially be part of the curtilage of Doughty Street (which is listed). Me and the CO have discussed this and what would be best is to submit a small supporting statement which outlines the reasons why this does not require LBC. This should demonstrate that the site is not part of any of the listings for Doughty Street and provide information in relation to this.*
- 1.3 This statement provides justification as to why the applicants consider that Listed Building Consent is not required in this instance.

## 2.0 LISTED BUILDING CONSENT CONSIDERATIONS

### ***Official Listed Building Entry***

- 2.1 Listed building consent is required for all works of demolition, alteration or extension to a listed building that effect its character as a building of special architectural or historic interest.
- 2.2 The requirement applies to all types of works and to all parts of those buildings covered by the listing protection (including objects or structures fixed to the listed building and to objects or structures within the curtilage, such as outbuildings), provided the works affect the character of the building as a building of special interest.
- 2.3 According to the official list entry from Historic England, the properties at 1-19 Doughty Street, which lie to the rear of Nos. 2 – 4 Doughty Mews, are Grade II listed.



HISTORIC ENGLAND MAP – SITE OUTLINED IN RED AND 1 – 19 DOUGHTY STREET OUTLINED IN DASHED BLUE LINE

2.4 The official list entry is set out below:

*"Terrace of 19 houses. No.1, early C19; Nos 2-14, c1799-1800; Nos 15-19, c1792. Terrace completed by 1820. Built by J Wigg, G Slaton, J Wilson. Yellow stock brick with plain stucco band at 1st floor sill level. Most with evidence of tuck pointing. No.1: stucco ground floor with rusticated quoins. Plain stucco 3rd floor sill band. 4 storeys and basements. Double fronted with 3 windows, splayed 1-window corner treatment and 1-window return to Roger Street, plus single storey 7-window extension. On left hand angle of splay, chimney-stack rising from ground floor through the parapet. Projecting rusticated portico with C20 round-arched doorway having a radial fanlight and panelled door. Ground floor window on corner, round-arched; others with architraves and keystones. 1st floor windows to Doughty Street 2-pane square-headed sashes in segmental-arched shallow recesses. 2nd and 3rd floor windows with gauged brick flat arches to recessed 2-pane sashes. Parapet. Cast-iron plaque on return inscribed "St P x P 1821". INTERIOR: not inspected. Nos 2-5: Nos 3 & 4 now one house. Narrow 3rd floor sill cornice. 4 storeys and basements. 3 windows each. Projecting, round-arched, rusticated porticoes with cornices and later C19 doorways; half glazed (patterned) doors and patterned overlights. Doorway of No.4 replaced by a window. Gauged brick flat arches to recessed 2-pane sashes. Parapets. Nos 4 and 5 with original lead rainwater heads. INTERIORS: not inspected but No.5 noted to have stick baluster stair. Nos 6-19: slated mansard roofs with dormers. No.10 probably refronted. 3 storeys, attics and basements. 3 windows each. Round-arched doorways with panelled or recessed pilaster-jambs (Nos 9, 14 & 15 with attached columns), cornice-heads, most with patterned fanlights, and panelled doors. Gauged brick flat arches to recessed, mostly 2-pane, sashes. Nos 8 and 17 with cast-iron balconies to 1st floor windows. Stucco cornices and blocking courses, except Nos 17 & 18. Most houses have original lead rainwater heads and pipes. INTERIORS: not inspected, but Nos 10, 11 and 12 noted to have stick baluster stair. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. HISTORICAL NOTE: No.14 was the home of Sydney Smith, clergyman, author and wit (LCC plaque)."*

2.5 The list entry does not make any reference to a garden wall or rear wall.

***Title Deed***

- 2.6 Furthermore, the Title Deeds clearly show the entire mews building within the demise of the Mews and not Doughty Street, therefore it is not a party wall or boundary fence. It sits within the sole ownership of the EES. (Title Plan attached 308819).

***Historic Alterations***

- 2.7 In addition, the rear wall at No.4 Doughty Mews has been knocked around and rebuilt over the years as it has an inner concrete modern block wall hence it would not form part of any historic fabric or garden curtilage. Please see images below.



IMAGES OF EXISTING REAR WALL

**3.0 SUMMARY AND CONCLUSIONS**

- 3.1 To conclude we consider the rear wall of Nos. 2 -4 Doughty Mews does not form part of the Grade II listed properties of 1 -19 Doughty Street. We also consider that the rear wall does not form part of the curtilage of the listed building.
- 3.2 The Title Deeds clearly show the entire mews building within the demise of the Mews and not Doughty Street, therefore it is not a party wall or boundary fence.
- 3.3 The rear wall at No.4 Doughty Mews has been knocked around and rebuilt over the years as it has an inner concrete modern block wall.
- 3.4 The rear wall does not comprise of any historic fabric or garden curtilage.

## APPENDIX

### 1.0 TITLE DEEDS – NO. 4 DOUGHTY MEWS

H.M. LAND REGISTRY		TITLE NUMBER	
		308819	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3082
			SECTION
			AA
Scale: 1/1250		© Crown copyright 1971	

BOROUGH OF CAMDEN

Old Reference LN VII 54 B



## 2.0 TITLE DEEDS – NO. 2 – 3 DOUGHTY MEWS

H.M. LAND REGISTRY		TITLE NUMBER	
		311925	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3082
			SECTION AA
Scale: 1/1250		© Crown copyright 1971	





## 3.0 TITLE DEEDS – NO. 8 DOUGHTY STREET

H.M. LAND REGISTRY		TITLE NUMBER	
		262465	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY SHEET	NATIONAL GRID	SECTION
	GREATER LONDON	TQ 3082	AA
Scale: 1/1250		© Crown copyright 1971	
		Old Reference LN VII 54 B	

