

Application ref: 2023/5051/L  
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**Development Management**  
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GA Architects  
192 Campden Hill Road  
London  
W8 7TH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**58 Argyle Street**  
**London**  
**WC1H 8ER**

Proposal:  
Partial or full demolition and rebuild of rear boundary wall

Drawing Nos: 060; 061; 0622; 063; Design and Access Statement prepared by GA Architects, reference GAA/893/04/002/HW

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:

060; 061; 0622; 063; Design and Access Statement prepared by GA Architects, reference GAA/893/04/002/HW

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.

- 4 The rebuilding of the wall should be limited to those sections that are in need of repair to retain as much of the historic patina of the original wall as possible.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

- 5 The sections of the wall identified as being at risk are to be demolished by hand and the bricks salvaged and stored safely for reuse in rebuilding the wall on the original position and to the same height, depth, and details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

- 6 Any shortfall of brick is to be made up with reclaimed stock bricks to match the originals.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

- 7 Reconstruction of the wall is to be completed using lime mortar, the existing brick bond is to be replicated.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal involves the demolition and rebuild of an existing garden wall, with the existing condition in a state of disrepair, located to the rear of the property which faces onto Argyle Walk. The garden wall may only require the partial demolition of the wall, depending on further investigation of the wall condition, however full demolition and rebuild is sought to allow for contingencies.

The garden wall would be rebuilt using the salvaged original London yellow stock bricks. Any shortfall in utilising existing bricks as part of the rebuild, is to be made good with reclaimed bricks to match the existing bricks. The original height, depth, brick bond, and detailing of the wall are to be replicated.

The proposal would also require the removal and reinstatement of the existing timber garden door, integrated within the wall. Like-for-like replacement of the existing timber garden door was previously granted consent under 2022/2549/L, granted 18/08/2022.

The demolition and rebuild works are considered not to harm the character and setting of the garden wall and the listed host building. The works would restore the structural integrity of the historic wall.

Special regard has been attached to the desirability of preserving or enhancing 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.

No objections have been received. The Bloomsbury CAAC advised they had no comment to make regarding the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

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 2023.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer