

Application ref: 2023/3950/L  
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**Development Management**  
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Monmouth Planning Ltd  
38A  
Monmouth Street  
LONDON  
WC2H 9EP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**33 and 34 Great Queen Street  
London  
WC2B 5AA**

Proposal:

Formation of opening at ground floor level to connect 33 and 34 Great Queen Street.  
Drawing Nos: Site location plan (Planning Portal Reference: PP-12459979v1); 01.E.3 Rev 02; 01.E.4 Rev 01, 04.GA.1 Rev 01; 04.GA.2 Rev 01; 04.GA.3 Rev 01; 04.GA.4 Rev 01; 04.GA.5 Rev 01; 04.GA.6 Rev 01;

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:

Site location plans (Planning Portal Reference: PP-12459979v1); 01.E.3 Rev 02; 01.E.4 Rev 01; 04.GA.1 Rev 01; 04.GA.2 Rev 01; 04.GA.3 Rev 01; 04.GA.4 Rev 01; 04.GA.5 Rev 01; 04.GA.6 Rev 01;

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 Reasons for granting listed building consent:

Both buildings are Grade II\* listed buildings dating from the early eighteenth century. They were originally built as terraced houses but have had shop units inserted into the ground floor with twentieth century shopfronts.

The special interest of the building is partly derived from the front facades and the wider composition of Great Queen Street. However, the internal plan of the buildings, each with a separate staircases and domestic layouts, typical of the Georgian era still being clearly evident.

The proposal seeks to provide a small lateral opening between the ground floors of 33 and 34 Great Queen Street to enlarge the ground floor café at 34. The rear part of the 33 Great Queen Street would be separated off from the rest of the building.

At the rear of each building are what were historically outbuildings which have now been connected to the main building. Each spaces lies outside of the original footprint of each building and do not feel like integral parts of the Georgian properties. The dates of these buildings are unclear but they are certainly historic, although their interiors contain little that contributes to the special interest of each building, other than the fabric of the external brick walls.

The opening is narrow in width and allow the two spaces to read as historically distinct. Given that these areas are in the rear of the property, outside of the original Georgian footprint and the size of the connection is small, the proposal would not significantly alter the perception of these two buildings being historically separate.

The small size of the opening minimises the loss of historic fabric, which is not to the extent that it is harmful.

The proposed works will preserve the special interest of the listed building and therefore it is recommended that consent is granted.

Bloomsbury CAAC was consulted but no response was received from them. Historic England was also consulted and authorised the local authority to determine the application as is seen fit.

A site notice and press notice were published and one objection was received. The objection was received regarding the impact of merging two buildings into one and the harm it would have on Covent Garden and the area's unique heritage. The impact on the special interest of the listed building is addressed above.

Other points were raised regarding external tables and chairs, flower barriers and the harm caused to the outside environment. None of these elements are part of the current applicant and cannot be considered as part of the assessment.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 of the signatory.

Daniel Pope  
Chief Planning Officer