

Application ref: 2023/4518/L
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Date: 17 January 2024

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Ms Braun
68-80 Hanbury Street
London
E1 5JL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**55 Mount Pleasant
London
Camden
WC1X 0AY**

Proposal:

Proposed internal alterations including kitchen, bathrooms, secondary glazing and general refurbishment. Proposed external alterations including redecoration of windows and railings, and changes to rear drainage.

Drawing Nos: Location Plan, Heritage Statement, 0131-ABA-231011-DAS, 0131-ABA-00-201, 0131-ABA-00-200, 0131-ABA-00-103, 0131-ABA-00-102, 0131-ABA-00-101, 0131-ABA-00-100, 0131-ABA-00-030, 0131-ABA-00-021, 0131-ABA-00-020, 0131-ABA-00-013, 0131-ABA-00-012, 0131-ABA-00-011, 0131-ABA-00-010.

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.

- 4 Details of all new doors, joinery, gates and floor coverings shall be submitted to and approved by the LPA prior to this part of the works commencing.

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.

- 5 The pointing in the vaults shall be carried out using a lime based mortar.

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.

- 6 Details of the cavity drainage system to be installed in the vaults shall be submitted to and approved by the LPA prior to this part of the works going ahead.

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 55 Mount Pleasant is a grade II listed building within the Hatton Garden conservation area.

Below is the Historic England list description:

Terrace of 6 houses. c1720, Nos 55 & 57 believed to be rebuilt later C19 in facsimile. No.47: brown brick with stucco 2nd floor band and parapet. Brick cornice below the parapet. Tiled roof with dormer. 3 storeys, attic and cellar. 3 windows. Later C19 shopfront with C20 door and fascia flanked by consoles. Gauged red brick segmental arches and dressings to flush frame sashes with exposed boxing. INTERIOR: not inspected but noted to retain stairs with turned balusters and column newels. No.49: brown brick with brick 2nd floor band and cornice below the parapet. Tiled mansard roof with dormers. 3 storeys, attic

and cellar. 3 windows. C20 reproduction wooden shopfront with round-arched lights and panelled stallboard. Later C19 consoles flanking fascia. Gauged red brick segmental arches and dressings to flush frame sashes with exposed boxing having hinged sash supports. INTERIOR: not inspected but noted to be panelled. Nos 51 & 53: stuccoed fronts with rusticated ground floors and quoins. C20 tiled mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Ground floors with C20 sashes and panelled doors. Upper floors with segmental-arched, architraved, recessed sashes with exposed boxing; 1st floor of No.51 and 1st & 2nd floors, No.53 with gated sashes. Parapets. INTERIORS: not inspected. Nos 55 & 57: red brick, No.55 painted. Tiled double pitched roofs. Brick cornices below parapets. C20 ground floor terrazzo betting shopfrontage but No.55 retaining wooden doorcase with pilasters and brackets carrying flat hood. Gauged brick segmental arches to recessed sashes with exposed boxing. At 1st floor level, centrally positioned tablet with moulded brick cornice inscribed "Dorrington Street 1720" not in situ. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas of Nos 51 & 53.

The character of the Hatton Garden conservation area is varied, with no single period, style or use predominating. Yet, there is a conspicuously high proportion of Victorian former warehouses and twentieth-century commercial buildings, and a smattering of Georgian houses, all of which are the direct result of the history of the Area. Today there are a mix of uses, especially commercial and residential.

The proposals are for the redecoration of the building and are mostly light touch. New bathrooms will be installed protecting any panelling. New flooring will be laid where the original flooring has previously been removed. The vaults to the front will be made usable by installing a cavity drainage system and lights. The pipes to the rear are also rationalised.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special 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 and the NPPF.

- 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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer