

Application ref: 2023/5142/L
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Date: 26 January 2024

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Alexander Reece Thomson LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

40-41 Ruskin House
Offices And Premises At Basement 2nd Floor And Mezzanine Floor 2
Museum Street
London
Camden
WC1A 1LT

Proposal:

Internal works at basement level

Drawing Nos: Site location plan; Development Proposal Report containing heritage statement; Drawings numbered: 1; 2; 3; 4; 5; 6

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 part of the premises subject to the application form one basement of two listed terraced houses with shops, built c. 1855-64 to designs by William Finch Hill. Their significance includes their architectural design and materials, plan-form, evidential value as C19th commercial/residential urban buildings and their positive contribution to the character and appearance of the Bloomsbury Conservation Area. The basement in question has been much-altered.

Proposed Works

Planned property adaptation for the purpose of running therapy clinic: The project aims to extend the water supply system within a facility by installing new pipes in the floor to connect sinks in individual rooms to the main water source located in the water vault. Installation of internal-only Air Conditioning System - ParkAir ducted water-cooled air conditioning units with no external condenser. Demolition of existing modern partition walls and creation of replacement partition walls. Installation of lavatory. Works of redecoration.

Impact of Proposed Works on Significance

The impact of the proposed works is neutral. Modern plasterboard partitions will be removed and replaced with new plasterboard partitions in broadly similar locations. None of the C19th fabric is affected by the works of alteration or demolition. Very little of the historic plan-form and fabric remains legible at present and it will be no less legible after the works hereby proposed. A new air-conditioning system is proposed but it operates entirely internally. The replacement of carpets etc does not in itself require listed building consent.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer