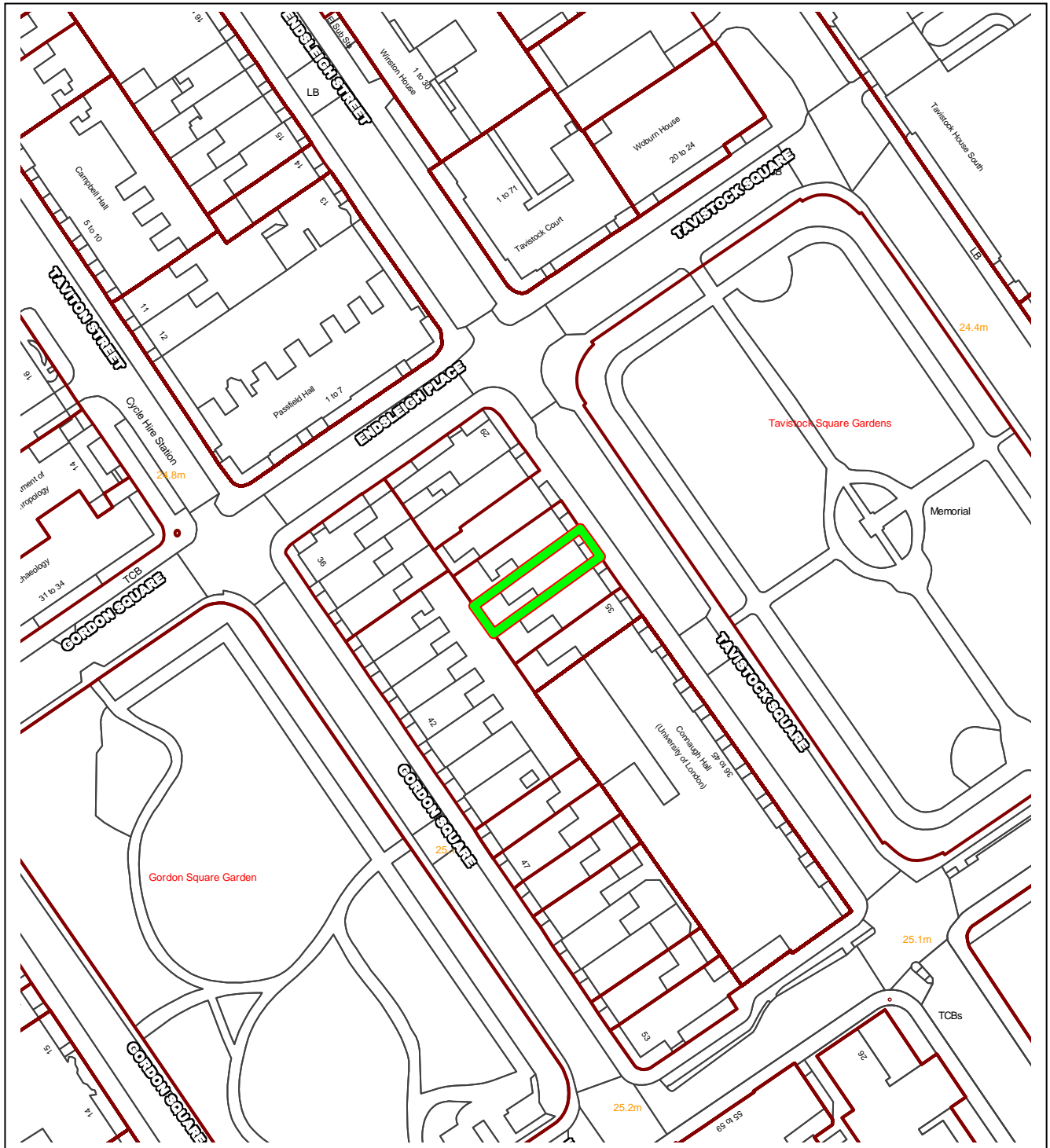


2023/1767/P & 2023/1936/L

33 Tavistock Square



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2023/1767/P & 2023/1936/L

33 Tavistock Square



Fig 1. Aerial view of 33 Tavistock Square



Fig 2. Existing front steps

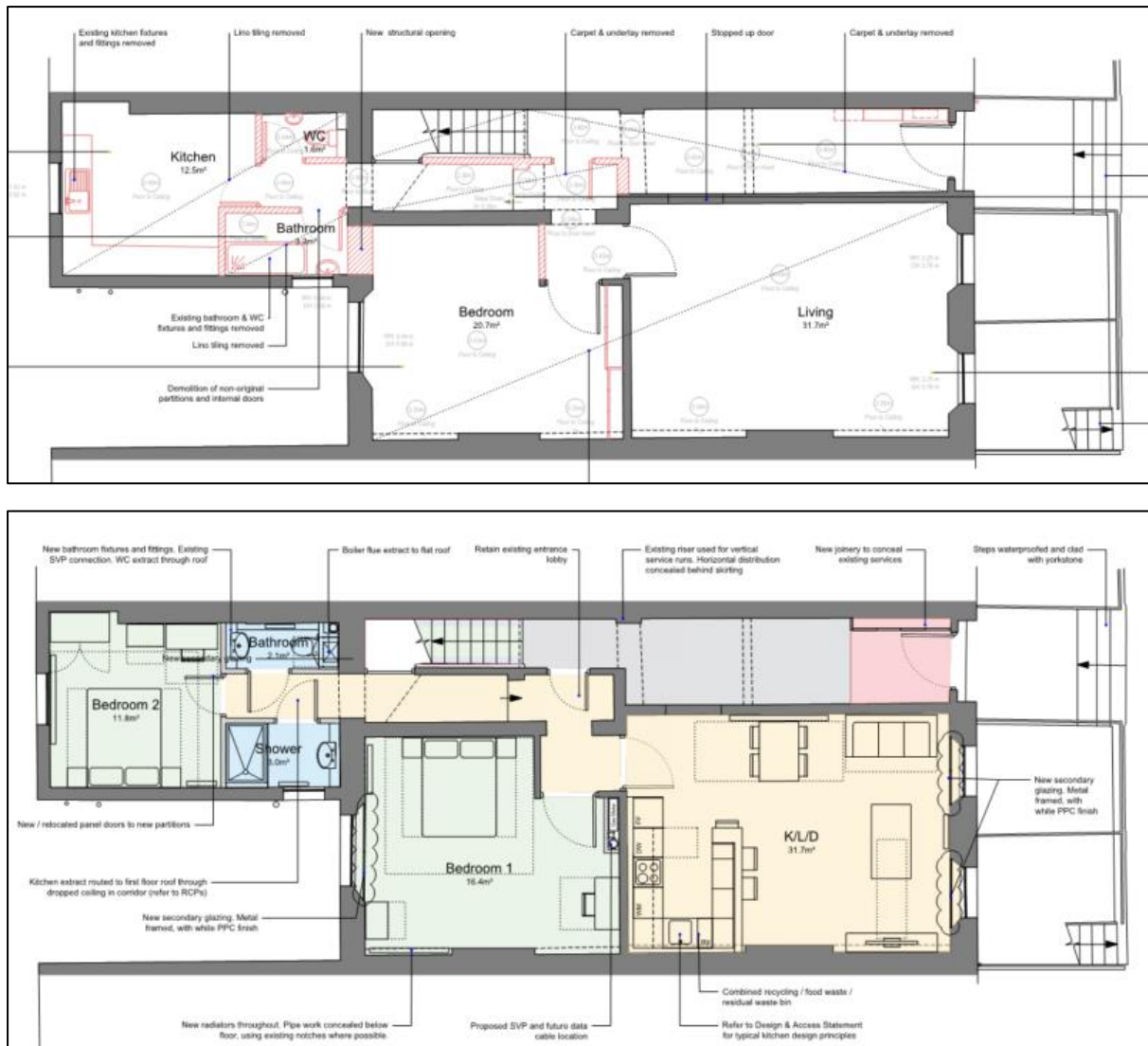


Fig 3. Existing (top) and proposed (bottom) ground floor plan.

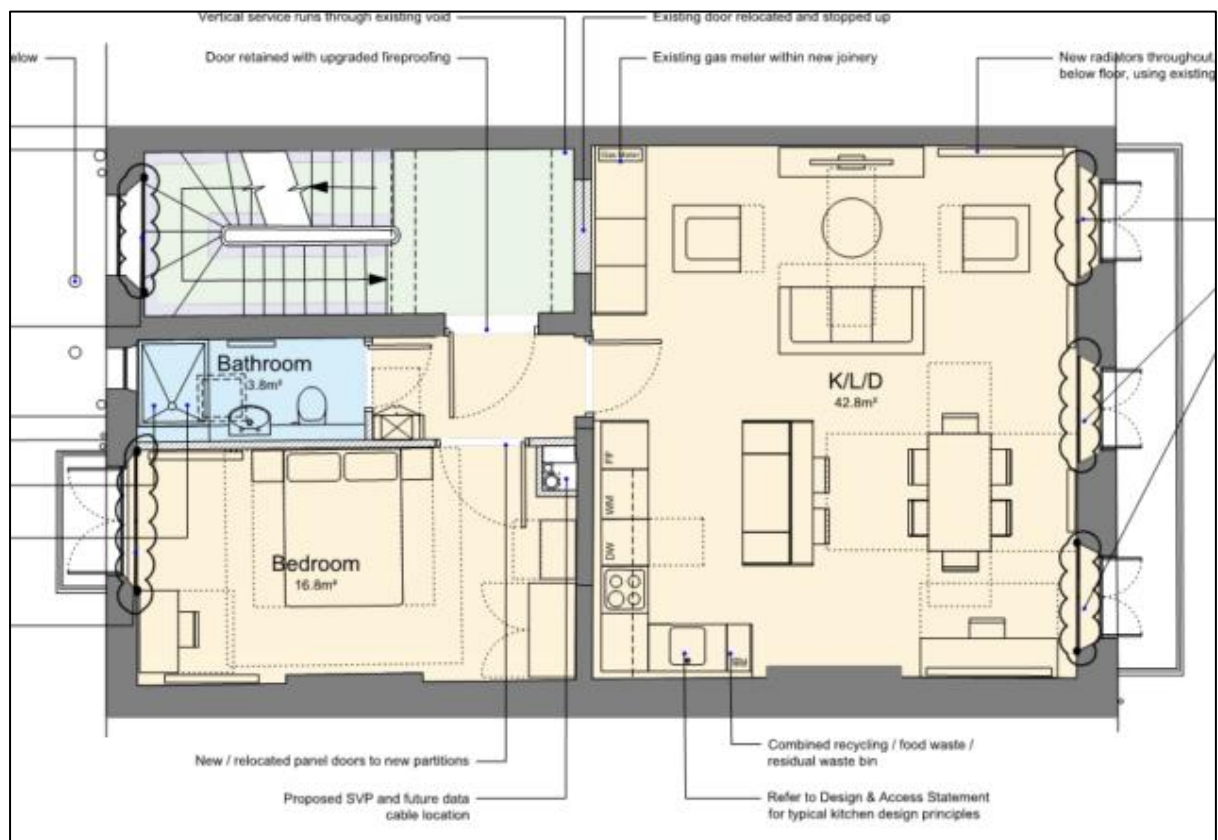
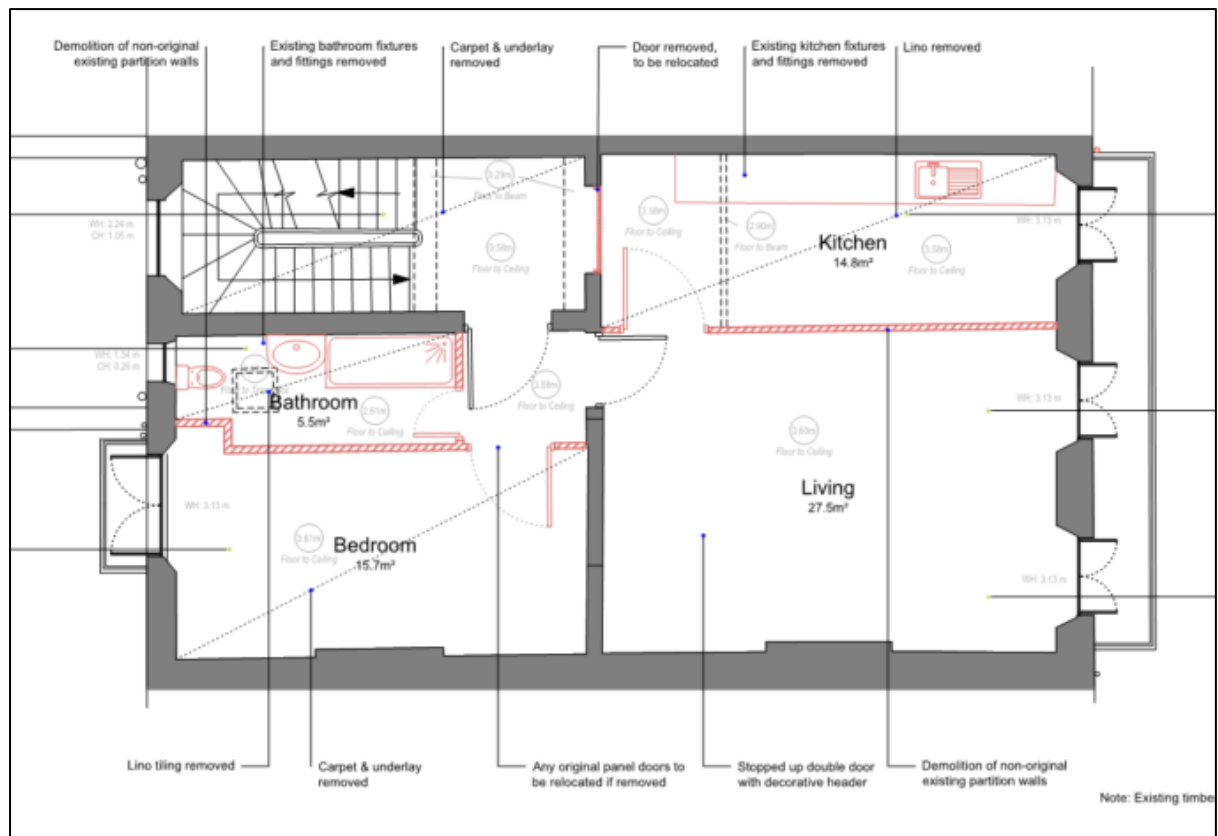


Fig 4. Existing (top) and proposed (bottom) first floor plan.

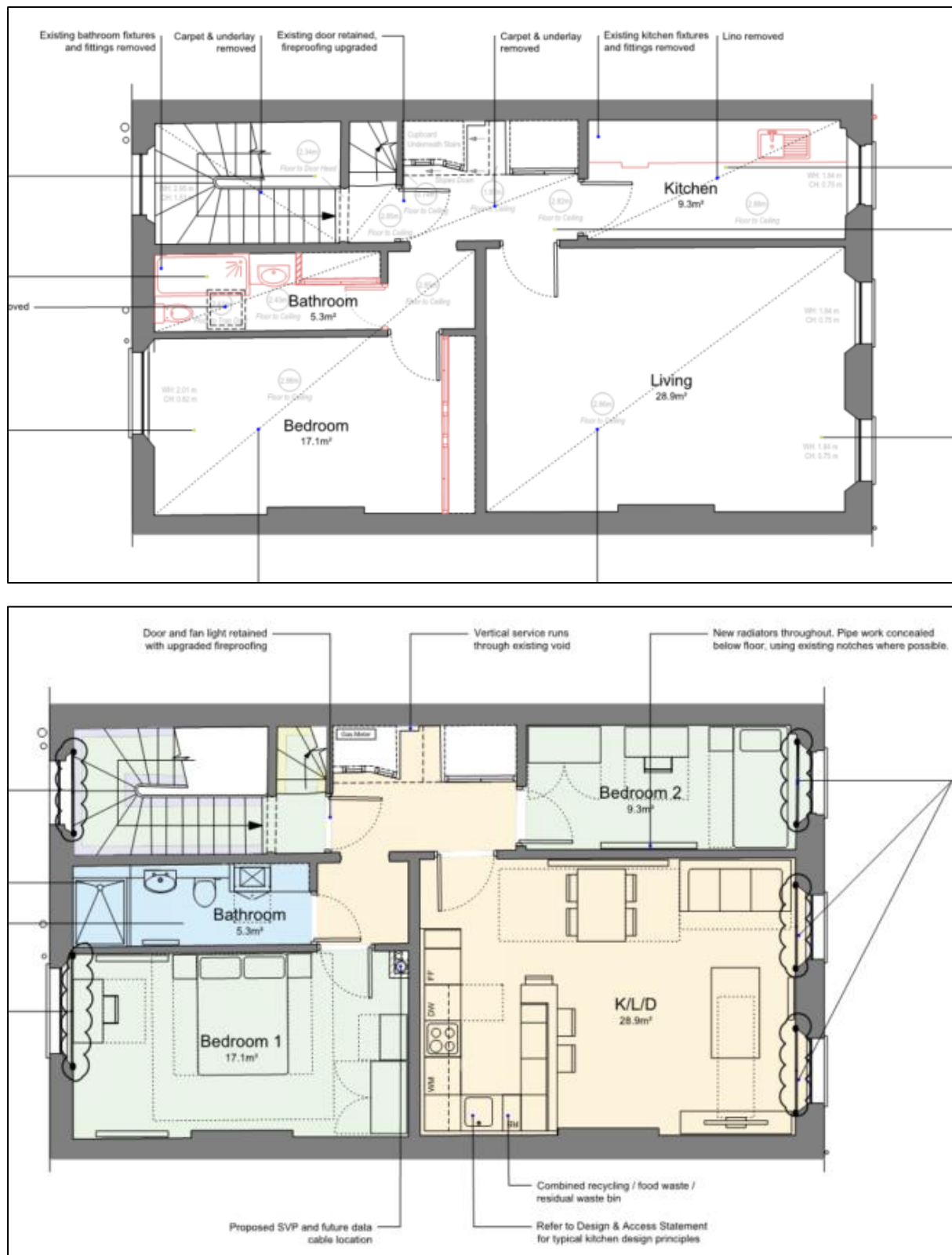


Fig 5. Existing (top) and proposed (bottom) second floor plan.



Fig 6. Existing (top) and proposed (bottom) third floor plan.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		27/06/2023	
		N/A / attached		Consultation Expiry Date:		18/06/2023	
Officer				Application Number(s)			
Daren Zuk				i) 2023/1767/P ii) 2023/1936/L			
Application Address				Drawing Numbers			
33 Tavistock Square London WC1H 9EZ				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
i) New front step facing + repair and replacement and consolidation of services. ii) Internal & external refurbishment of existing residential terrace building. External; new front step facing + repair and replacement and consolidation of services. Internal; layout amendments, services upgrade and upgrade to finishes & fittings.							
Recommendation(s):		i) Grant planning permission ii) Grant listed building consent					
Application Type:		i) Full Planning Permission ii) Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site Notice: displayed from 17/05/2023 – 10/06/2023 Press Notice: displayed from 25/05/2023 – 18/06/2023 <i>No responses were received.</i>					
Bloomsbury CAAC		An objection was received from the Bloomsbury CAAC. Their reasons for objecting are outlined below: “These appear to be original steps. Permissions should therefore not be granted for lining and resurfacing and cutting round the railings which detracts from the historic character of the whole building, would look unsatisfactory and would result in irreparable damage to the most prominent feature of a fine listed building and is not permitted under planning law.”					

<i>(Officer's response(s) in italics)</i>	Officer's Response: <ol style="list-style-type: none"> <i>The design and rationale for alterations to the front steps are outlined in Section 3 (Design and Conservation) below.</i>
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Site Description

The application site is a four-storey (plus lower ground floor) mid-terrace Grade II* listed building in the Bloomsbury Conservation Area, located on the west side of Tavistock Square south of the junction with Endsleigh Street & Endsleigh Place. It is currently in use at five self-contained residential units (Class C3), with one unit located on each level. Its significance includes its group value with the other listed buildings in the terrace (29-45), evidential value as an early C19th terraced house, its planform, architectural design and materials, its townscape value and its positive contribution to the character and appearance of the Bloomsbury Conservation Area.

Relevant History

8970048 – Internal alterations and works to the existing maisonette on the second and third floor as shown on drawing numbered D304/01 and D304/02/A. **Granted 06/06/1989**

9000130 – Change of use and works of conversion to provide 1 x 1-bed flat on the second floor and 1 x 2-bed flat on the third floor as shown on drawing numbers BSD/BE1135C & BE1136C as revised by letters dated 29.05.90 & 15.06.90. **Granted 04/07/1990**

9070055 – Internal alterations at 2nd and 3rd floor levels to form two self-contained residential units as shown on drawing numbers BSD/BE1135C & BE1136C revised by letters dated 29.05.90 and 15.06.90. **Granted 04/07/1990**

2018/5815/P & 2018/6336/L – Installation of additional external handrail to basement staircase. **Granted 04/02/2019**

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1. The proposal includes:

- Repair and refacing of front entry steps
- Replacement and consolidation of internal and external services
- Alterations to internal floorplans at each level

2. Assessment

2.1. The material considerations for this application are as follows:

- Land Use
- Design and Conservation
- Amenity

3. Design and Conservation

Policy Background

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

3.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions to historic properties should integrate with and enhance the host building and not be dominant or obtrusive.

3.3. The building is Grade II* listed and is located within the Bloomsbury Conservation Area. It is a handsome mid-terrace period property identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the CA. The Conservation Area Statements outlines that alterations to extensions to existing buildings can have a detrimental impact either cumulatively or individually on the character and appearance of the area unless they are designed in an appropriate size and scale and use appropriate materials.

3.4. Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and

their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

3.5. The effect of these sections of the Act is that there is a statutory presumption in favour of the preservation of character, appearance, and historic significance of listed buildings and conservation areas. Considerable importance and weight should therefore be attached to their preservation. Should the Council define 'harm' it would only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh harm. Section 16 of the NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified.

3.6. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

Application Site Description

3.7. The application site is a four-storey (plus lower ground floor) mid-terrace Grade II* listed building in the Bloomsbury Conservation Area, located on the west side of Tavistock Square. Its significance includes its group value with the other listed buildings in the terrace (29-45), evidential value as an early C19th terraced house, its planform, architectural design and materials, its townscape value and its positive contribution to the character and appearance of the Bloomsbury Conservation Area.

External Works – Front

3.8. The works to the front of the property chiefly comprise waterproofing and recladding the main entrance steps, to prevent water ingress to the lower ground floor flat lobby. The steps will be overlaid with York stone, which is considered a historically accurate and appropriate material for the Grade II* listed building and wider Conservation Area. The proposals have carefully considered the entrance stairs and how a new covering would meet the original railings, which will be cut in around the bases to give the steps a finished appearance. The recladding material was reviewed by the Council's Conservation Officer who deemed it acceptable.

Internal Works – Ground Floor

3.9. Works to the ground floor flat include demolition and reconfiguration of non-original partitions, a new structural opening and stopping up of existing opening, reconfiguration of services, and installation of new kitchen and bathroom facilities.

3.10. It is considered that removal of the non-original partitions at this level, introduction of new partitions, and a new structural opening are considered acceptable and are an improvement to the current room arrangement. The existing non-original partitions are not considered to have any historic significance; thus, their removal is supported. The new partition in Bedroom 1 would allow for a more efficient internal layout, in addition to allowing for the original staircase to be fully revealed and restored, helping enhance the special character of the host building. The new structural opening into the closet wing, and stopping up of the existing opening, is considered harmful but not so much that it outweighs the other positive

enhancements brought forward by the rest of the proposals. The general arrangement and room hierarchy is maintained, with living areas at the front and bedrooms at the rear, which helps preserve the character of the host building.

Internal Works – First Floor

- 3.11. Works to the first floor include demolition and reconfiguration of non-original partitions, consolidation of services, and installation of new kitchen and bathroom fixtures. The removal of the front partition wall is considered acceptable, as it would reinstate the front room as one large living area, thus enhancing the character of the listed building. At the rear, the existing bathroom and partitions would be rebuilt in the same location, which is considered to cause neutral harm and thus acceptable.

Internal Works – Second Floor

- 3.12. At second floor level, the works are limited to removal of existing kitchen and bathroom fixtures and conversion of the existing kitchen into a single bedroom. New kitchen fixtures will be installed within the consolidated living room. These works are considered minor and acceptable and will not cause any further harm the character or setting of the listed building.

Internal Works – Third Floor

- 3.13. The works at third floor level are limited to removal of non-original partitions and doors, and replacement of bathroom and kitchen fixtures. The replacement of the front kitchen with a single bedroom is considered acceptable, as it was historically utilised as a bedroom. New kitchen fixtures will be installed within the consolidated living room. These works are considered minor and acceptable and will not further harm the character or setting of the listed building.

Secondary Glazing

- 3.14. In order to increase the energy efficiency of the five flats, secondary glazing is proposed to be installed on the inside of all windows. They will be metal framed with white PPC finished. This is considered acceptable as the existing historic windows and character of the listed building will be retained, while also preserving the character of the wider Conservation Area.
- 3.15. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66, and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.
- 3.16. As such, the proposed development would preserve the significance of the host listed building and the character or appearance of the Bloomsbury Conservation Area, meeting the statutory tests set out in the NPPF and complying with Policies D1 and D2 of the Camden Local Plan.

4. Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Due to the relatively minor scope of the external and internal works, they are not considered to have any impact on the amenity of neighbouring occupiers with regards to loss of daylight/sunlight.
- 4.3. Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

5. Conclusion and Recommendations

- 5.1. In conclusion, the proposed works would preserve and enhance the significance and setting of the Grade II* listed building and the character and appearance of this part of the Bloomsbury Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, D1, and D2 of the Camden Local Plan 2017. It is therefore recommended that planning permission and listed building consent are granted subject to relevant conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th February 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/1767/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 31 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Haworth Tompkins
33 Greenwood Place
London
NW5 1LB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

33 Tavistock Square
London
WC1H 9EZ

Proposal: New front step facing + repair and replacement and consolidation of services.

Drawing Nos: (Prefix 2266-HTL-ZZ)

ZZ-DR-A-00100 P04, ZZ-DR-A-00101 P03, ZZ-DR-A-00102 P04, AA-DR-A-00200 P01, BB-DR-A-00201 P01, CC-DR-A-00202 P01, ZZ-DR-A-00300 P01, 00-DR-A-01001 P01, ZZ-DR-A-01100 P01, ZZ-DR-A-01101 P01, ZZ-DR-A-01102 P01, AA-DR-A-01200 P01, BB-DR-A-01201 P01, CC-DR-A-01202 P01, ZZ-DR-A-01300 P01, ZZ-DR-A-35100 P01, ZZ-DR-A-35101 P01, ZZ-DR-A-35110 P01, ZZ-DR-A-35111 P01, ZZ-DR-A-44001 P01, Design and Access Statement, Heritage Statement, Front Step Additional Details

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(Prefix 2266-HTL-ZZ) ZZ-DR-A-00100 P04, ZZ-DR-A-00101 P03, ZZ-DR-A-00102 P04, AA-DR-A-00200 P01, BB-DR-A-00201 P01, CC-DR-A-00202 P01, ZZ-DR-A-00300 P01, 00-DR-A-01001 P01, ZZ-DR-A-01100 P01, ZZ-DR-A-01101 P01, ZZ-DR-A-01102 P01, AA-DR-A-01200 P01, BB-DR-A-01201 P01, CC-DR-A-01202 P01, ZZ-DR-A-01300 P01, ZZ-DR-A-35100 P01, ZZ-DR-A-35101 P01, ZZ-DR-A-35110 P01, ZZ-DR-A-35111 P01, ZZ-DR-A-44001 P01, Design and Access Statement, Heritage Statement, Front Step Additional Details

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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.
- 3 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) 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2023/1936/L
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 31 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Haworth Tompkins
33 Greenwood Place
London
NW5 1LB

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Tavistock Square
London
WC1H 9EZ

DECISION

Proposal: Internal & external refurbishment of existing residential terrace building. External; new front step facing + repair and replacement and consolidation of services. Internal; layout amendments, services upgrade and upgrade to finishes & fittings.

Drawing Nos: (Prefix 2266-HTL-ZZ)

ZZ-DR-A-00100 P04, ZZ-DR-A-00101 P03, ZZ-DR-A-00102 P04, AA-DR-A-00200 P01, BB-DR-A-00201 P01, CC-DR-A-00202 P01, ZZ-DR-A-00300 P01, 00-DR-A-01001 P01, ZZ-DR-A-01100 P01, ZZ-DR-A-01101 P01, ZZ-DR-A-01102 P01, AA-DR-A-01200 P01, BB-DR-A-01201 P01, CC-DR-A-01202 P01, ZZ-DR-A-01300 P01, ZZ-DR-A-35100 P01, ZZ-DR-A-35101 P01, ZZ-DR-A-35110 P01, ZZ-DR-A-35111 P01, ZZ-DR-A-44001 P01, Design and Access Statement, Heritage Statement, Front Step Additional Details

The Council has considered your application and decided to grant 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:

(Prefix 2266-HTL-ZZ)

ZZ-DR-A-00100 P04, ZZ-DR-A-00101 P03, ZZ-DR-A-00102 P04, AA-DR-A-00200 P01, BB-DR-A-00201 P01, CC-DR-A-00202 P01, ZZ-DR-A-00300 P01, 00-DR-A-01001 P01, ZZ-DR-A-01100 P01, ZZ-DR-A-01101 P01, ZZ-DR-A-01102 P01, AA-DR-A-01200 P01, BB-DR-A-01201 P01, CC-DR-A-01202 P01, ZZ-DR-A-01300 P01, ZZ-DR-A-35100 P01, ZZ-DR-A-35101 P01, ZZ-DR-A-35110 P01, ZZ-DR-A-35111 P01, ZZ-DR-A-44001 P01, Design and Access Statement, Heritage Statement, Front Step Additional Details

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding, skirt, and architrave details at a scale of 1:1.

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 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.

- 2 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.
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<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer