

Application ref: 2023/5426/L
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Development Management
Regeneration and Planning
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Spatial Affairs Bureau
51 Quilter Street
London
E2 7BS

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

41 Doughty Street
London
WC1N 2LF

Proposal:

Application of lime render finish to the rear elevation at first floor level, installation of security bars to front windows at basement level, and kitchen extract pipe to rear elevation

Drawing Nos: GA-100 (Rev P4); GA-101 (Rev P3); GA-200 (Rev P4, received 02/02/2024); GA-300 (Rev P3); DET-60 (Rev T); Technical data sheet: Casein Bound Limewash

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:

GA-100 (Rev P4); GA-101 (Rev P3); GA-200 (Rev P4, received 02/02/2024); GA-300 (Rev P3); DET-60 (Rev T); Technical data sheet: Casein Bound Limewash

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 Reason for granting approval:

It is proposed to lime render a section of wall where the non-original rear extension is being removed instead of leaving it as exposed brickwork. This is because the brickwork behind the extension is damaged with a visible outline of where the extension was removed.

There is also a large opening left by the removal of the former extension which requires a substantial amount of new brickwork infill, which is in contrast to the original brickwork. The purpose of the lime render is therefore also to improve the visual consistency of this rear elevation and tie it in with the finish to the party wall of no.40. There is also a non-original soldier course in the brickwork above the structure that was added for the extension which the lime render would cover up. It's not possible to remove this soldier course as it is a structural element.

A kitchen extract is proposed from first floor to roof level. It has been designed to appear as a traditional downpipe and would be black cast iron with a stippled finish so as to appear consistent with other downpipes across the building group.

New black metal security bars are proposed on the front elevation at basement level. These are traditional features of windows in such locations and other examples are evident nearby.

The Council's Conservation officer has been consulted on the proposal and raises no objection.

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 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) 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:

<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