

Application ref: 2024/0381/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**39 Bloomsbury Building Supplies
Marchmont Street
London
Camden
WC1N 1AP**

Proposal:

Restoration and repair of 39 Marchmont Street, including internal configuration of the first floor flat and refurbishment of the second and third floor flats.

Drawing Nos:

Design and Access Statement; Heritage Statement; Structural Condition Survey; Structural Condition Report; Existing Location & Block Plans; Existing Basement & Ground Floor Plans; Existing First, Second & Third Floor Plans; Existing Roof Plan; Existing Front & Rear Elevations; Existing Cross Section; Proposed Basement & Ground Floor Plans; Proposed First, Second & Third Floor Plans; Proposed Roof Plan; Proposed Demolition Plans; Proposed Front & Rear Elevations; Proposed Cross Section.

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:

Design and Access Statement; Heritage Statement; Structural Condition Survey; Structural Condition Report; Existing Location & Block Plans; Existing Basement & Ground Floor Plans; Existing First, Second & Third Floor Plans; Existing Roof Plan; Existing Front & Rear Elevations; Existing Cross Section; Proposed Basement & Ground Floor Plans; Proposed First, Second & Third Floor Plans; Proposed Roof Plan; Proposed Demolition Plans; Proposed Front & Rear Elevations; Proposed Cross Section.

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 (delegated):

Marchmont Street is located on the eastern edge of sub-area 13 of Bloomsbury Conservation Area. No.39 is at the (now) southern end of a terrace of 18 houses with later shops, built c1801-6. The terrace is listed Grade II.

The terrace originally extended south to the junction with Coram Street but damage during WWII resulted in redevelopment of the south end of the terrace in the twentieth century. No.39 is the first retained nineteenth century building and is now showing signs of movement due, mostly, to twentieth century interventions and lack of maintenance, that have structurally compromised the building.

Pre-application advice was sought, and the original proposal has been amended in line with the advice given.

The proposal is for the restoration and repair of 39 Marchmont Street, including internal reconfiguration of the first floor flat. It is recommended that the repairs and interventions outlined in the 'Schedule of Proposed Works' section of the Structural Condition Report are executed in full.

New floor coverings are to be timber floorboards; existing/historic boards are to be reused where possible with new boards to match. Timber floorboards are part of the original construction and add to the architectural significance of the house.

First floor, the existing door into Flat 1 at the head of the stairs is to be retained and fixed shut, with appropriate fire separation measures introduced from within Flat 1.

Bloomsbury CAAC was consulted but there has been no response.

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 2021 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



Daniel Pope
Chief Planning Officer