

Application ref: 2023/3243/L
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
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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/planning

MICA Architects
123 Camden High Street
London
NW1 7JR
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

43-47

Mecklenburgh Square

London

WC1N 2AJ

Proposal:

Refurbishment of five Grade II listed houses with adjustments to internal layouts. Basement external walls and floor to be waterproofed. Internal services upgraded to meet current requirements. Thermal upgrades to external walls and timber sash windows. Insulation to roofs between joists. Air source heat pump enclosure. Also with; infill of ground floor west elevation window, removal of timber fences to rear, with lowered brick walls, replacement rooflights and new lighting to front and rear. Internal walls and floors upgraded to ensure fire and acoustic regulatory compliance. External repairs to address material failures.

Drawing Nos: Site Location Plan 742-MICA-GC-ZZ-DR-A-19001-PL1, Location Plan 742-MICA-GC-ZZ-DR-A-19000-PL1, 19010-PL1-ExstSitePlan, 190020-PL1-ExstSecAA, 19021-PL1-ExstSecBB, 19030-PL1-ExstEleN, 19031-PL1-ExstEleS, 19032-PL1-ExstEleW, 19011-PL1-ExstPlnB1, 19012-PL1-ExstPln00, 19013-PL1-ExstPln01, 19014-PL1-ExstPln02, 19015-PL1-ExstPln03, 19016-PLN-ExstPlnRf. 19110-PL1-ProSitePln, 19120-PL1-ProSecAA, 19121-PL1-ProSecBB, 19130-PL1-ProEleN, 19131-PL1-ProEleS, 19132-PL1-ProEleW. 19810-PL3-TypWind, 19111-PL1-ProPlnB1, 19112-PL1-ProPln00, 19113-PL1-ProPln01, 19114-PL1-ProPln02, 19115-PL1-ProPln03, 19116-PLN-ProPlnRf. Historic Buildings Report RP-A-78010 part1&2. Design and Access Statement RP-A-73001 part1, 2&3. Window Upgrade Report RP-

A-73005. Building Condition Survey RP-A-78000 part1, 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: Site Location Plan 742-MICA-GC-ZZ-DR-A-19001-PL1, Location Plan 742-MICA-GC-ZZ-DR-A-19000-PL1, 19010-PL1-ExstSitePlan, 190020-PL1-ExstSecAA, 19021-PL1-ExstSecBB, 19030-PL1-ExstEleN, 19031-PL1-ExstEleS, 19032-PL1-ExstEleW, 19011-PL1-ExstPlnB1, 19012-PL1-ExstPln00, 19013-PL1-ExstPln01, 19014-PL1-ExstPln02, 19015-PL1-ExstPln03, 19016-PLN-ExstPlnRf. 19110-PL1-ProSitePln, 19120-PL1-ProSecAA, 19121-PL1-ProSecBB, 19130-PL1-ProEleN, 19131-PL1-ProEleS, 19132-PL1-ProEleW. 19810-PL3-TypWind, 19111-PL1-ProPlnB1, 19112-PL1-ProPln00, 19113-PL1-ProPln01, 19114-PL1-ProPln02, 19115-PL1-ProPln03, 19116-PLN-ProPlnRf. Historic Buildings Report RP-A-78010 part1&2. Design and Access Statement RP-A-73001 part1, 2&3. Window Upgrade Report RP-A-73005. Building Condition Survey RP-A-78000 part1, 2, 3, 4, 5&6.

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 Before the relevant part of the work is begun, 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:

a) Details including plan, elevation and section at 1:10 of the acoustic enclosure;

b) Noise Impact Assessment in relation to the Air Source Heat Pump and acoustic enclosure.

c) Manufacturer's specification details of Air Source Heat Pump.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A1, A4, CC1, CC2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All new windows shall be installed to precisely the specification given in approved drawing Numbered 742-MICA-GC-ZZ-DR-A-19810 Rev PL3 dated 22.01.24 and shall be a timber frame with an external glazing bar profile of 24mm set in painted putty, clear glass of 10mm thickness per pane, spacer bar colour matched to external final paint finish of frame, and internal glazing bar profiles to match existing.

Reason: To safeguard the special architectural and historic interest of the heritage asset and to preserve the character and appearance of the Bloomsbury Conservation Area.

- 6 Notwithstanding the plans hereby approved, no new kitchens shall be fitted at ground and first floor levels until drawings (including materials, contextual elevations and sections) of the proposed kitchens including service arrangements, cabinetry details and wall protection and any other details considered reasonable for the purposes of assessing the impact of this part of the works on the significance of the affected spaces, are submitted to and approved by the Local Authority in writing.

Reason: To safeguard the special architectural and historic interest of the heritage asset.

- 7 Notwithstanding the plans hereby approved, at second floor level both the existing doors from the landing to the rooms shall be legibly retained on the landing side, but the redundant part may be reversibly boarded on the habitable side.

Reason: To safeguard the special architectural and historic interest of the heritage asset.

Informative(s):

- 1 Reasons for granting listed building consent:

The host site is in use as student accommodation. The proposed external and internal alterations are considered acceptable in terms of design, scale and materials and would not appear incongruous within the setting of the host site and wider conservation area.

The existing single glazed timber framed windows are 1980s replicas of the original fenestration and are in a poor state of repair. The proposed replacement double glazed timber framed sash windows would closely replicate the design and appearance of the original windows, but with improved

thermal insulation.

Careful consideration has been given to the replacement of windows. With additional details provided, it is considered that the development can occur whilst safeguarding the architectural and historic interest of the host properties. A single window to the west elevation shall be bricked-up and inset to maintain the window reveal.

External works include repairs to the facades where necessary, including balcony supports and railings to the front elevation and like for like replacement roof lights and rainwater pipes to the rear. Repairs do not require consent, but are included on the drawing for completeness.

In addition, new safety and security lighting and CCTV shall be installed, front and rear, along with new access controls for entry points, discreetly located. To the rear gardens, timber fencing would be removed with brick walls lowered and new planting added.

The location of the ASHP shown on the Proposed Site Plan 742-MICA-GC-ZZ-DR-A19110-PL1 hereby approved is indicative only. A condition added to this decision shall require full details of the ASHP, any enclosure and noise impacts assessment prior to the relevant part of the works.

Internally, the lining of the walls would be insulated without loss of any internal detailing with existing features such as skirting replaced following the works. As basement level there would be limited alteration to the plan forms, which is considered to have a neutral or beneficial impact. At ground floors, rear rooms shall be converted to en-suite bedrooms with associated re-location of kitchens to the front. At first and second floor levels, works would include reconfiguration of the existing kitchen areas to the front, also with refurbishment of existing bathrooms. At the third floor front rooms, existing kitchens shall be removed and replaced with new bedrooms with new partition walls also with refurbishment of existing bathrooms.

The Council Conservation Officer was consulted on the scheme and recommended conditions which have been added to this decision.

The proposals are not considered to have any harmful impact on neighbouring residential amenity in terms of loss of light, privacy or outlook.

No objections were received prior to the determination of this application. 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 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 A1, A4, CC1, CC2, 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 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 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