

Application ref: 2024/1710/P
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Date: 24 May 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**55-59 Gordon Square
London
WC1H 0NU**

Proposal:

Excavation of trench within basement level to enable to enable installation of new internal drain run, located between server room B08 and adjacent kitchen.

Drawing Nos: Site Location Plan; Block Plan; Planning Statement; Structural Report; Existing Constraints Plan (Basement); Existing Site Constraints Plan with Proposed Works; Slab Cutting Detail Arrangement.

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

Condition(s) and Reason(s):

- 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; Block Plan; Planning Statement; Structural Report; Existing Constraints Plan (Basement); Existing Site Constraints Plan with Proposed Works; Slab Cutting Detail Arrangement.

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 planning consent (delegated):

Nos.55-59 Gordon Square are a terrace of 5 houses, built c1824 by Thomas Cubitt, listed Grade II. Now occupied by the Institute of Education, UCL, the terrace is located within sub-area 2 of Bloomsbury Conservation Area.

The proposed works are internal and consist of excavation of a localised concrete floor slab to the basement area between room B08 and the adjacent kitchen and toilet areas. On completion of the excavation new drain runs are to be installed and connected to existing drains beneath the building leading to the main sewer. Once complete the floor will be fully restored to its pre works condition.

The proposed works are not considered to result in harm to the significance of the heritage asset.

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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer