

Application ref: 2024/0781/L
Contact: Christopher Smith
Tel: 020 7974 2788
Email: Christopher.Smith1@camden.gov.uk
Date: 31 May 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/planning

Turley
12 Brownlow Mews
Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Denning House
90 Chancery Lane
London
WC2A 1EU

Proposal: Raising of the internal courtyard party wall between No90 and No 87 (No 87 being listed Grade II)
Drawing Nos: 1_697-WTA-00-XX-DR-A-0000-1, 2; 1_697-WTA-00-GF-DR-A-0002, 1002; 1_697-WTA-00-ZZ-DR-A-0201, 1204.

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: 1_697-WTA-00-XX-DR-A-0000-1, 2; 1_697-WTA-00-GF-DR-A-0002, 1002; 1_697-WTA-00-ZZ-DR-A-0201, 1204.

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 This listed building consent application is for the raising of the internal courtyard party wall between No. 90 and No. 87 Chancery Lane. No. 87 is a Grade II listed building, whilst No. 90 is not listed or locally listed. The buildings are located within the Bloomsbury Conservation Area.

The listed building adjoins the application site and shares a party wall which will be altered as part of the proposals. The wall affected is not an integral part of the façade of 87 Chancery Lane and has been covered in tiles which match the façade of the application building. Raising this wall to match the existing will not alter the architectural or historic interest of the building.

Due to the enclosed nature of the rear of the building, the increase in height of the wall and alterations to the terraces will not harm the setting of the listed building. The rear of the building was not designed to be publicly visible. The works are all to the rear, either within enclosed lightwells or at roof level, and consequently have a limited visual impact on the surrounding area. The works involve the loss or replacement of modern features, with new works in the style of the existing rear courtyard elevations. The proposed roof terrace alterations will fit in with the commercial character of Chancery Lane and will not be visible from Lincoln's Inn.

The Council's Conservation Officer has raised no objections to the proposals, stating that there would be No harm to the special interest of the listed building, or its setting.

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.

The planning history of the site has been taken into account when coming to this decision. All comments received as part of the public consultation for the application have also been taken into account. The Bloomsbury CAAC were consulted on this application and had no comments to make.

As such, the proposed development is in general accordance with policy D2 of the London Borough of 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.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer