

Application ref: 2024/1030/L
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Montagu Evans
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**8 Stone Buildings
London
Camden
WC2A 3TA**

Proposal:

Works to the roof including replacement of roof slates, asphalt and lead and replacement of existing rooflights

Drawing Nos: Site location plan; Heritage, Design and Access Statement;

Photographic schedule "Roof Areas"; Drawings numbered: 220018/ 900; 220018/ 901; 220018/ 902; 220018/ 903; 220018/ 801; 220018/ 1000

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:

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 Site and Significance

Stone Buildings is a Grade I listed building in the Bloomsbury Conservation Area. Numbers 8-11 were built in 1775-1780 to a design by Sir Robert Taylor. Their significance includes their architectural design and materials, their planform, evidential value as purpose-built C18th offices and chambers and their townscape value including their positive contribution to the character and appearance of the Bloomsbury Conservation area.

Proposed Works

Works to the roof including replacement of roof slates, asphalt and lead and replacement of existing rooflights.

Impact of Proposed Works on Significance

The works chiefly comprise the replacement of degraded materials and the replacement of modern rooflights. Lost and broken slates will be replaced with the original specification of Westmoreland green slate. The tiles are approximately 590 x 300mm. Removal of the asphalt down to the timber deck, repairs to the existing deck as necessary, then the provision of new asphalt in the same locations. Replacement of existing lead work with new lead.

Thickness of sheet lead will be in accordance with Lead Sheet Training Academy standards for historic property. Existing modern rooflights to be replaced with new Conservation rooflights, double glazed thermally broken, 3mm mild steel units, (with powder coated finish with RAL colour to match existing), with opaque glass (including application of Bio-clean glazing on clear rooflights and Ritec coating to opaque rooflights), all to be top hung openable (with reveal mounted motors), within existing openings.

The works are chiefly replacement of inappropriate coverings with appropriate coverings, like-for-like replacement of coverings and replacement of modern rooflights with new rooflights within the same openings. The works preserve the special architectural and historic interest of the listed building and its positive contribution to the character and appearance of the Bloomsbury Conservation Area.

Historic England has been consulted and has authorised the local authority to determine the 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 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 2016 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