

Application ref: 2024/2214/L
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Boyer Planning
120 Bermondsey Street
London
SE1 3TX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Basement Flat
6 Handel Street
London
WC1N 1PB

Proposal: Replacement of external door with window at lower ground floor rear elevation.
Internal alterations to create a WC at lower ground floor level.

Drawing Nos: SV00, SV101/A, SV102, SV103, GA101/A, GA102, GA103, Cover Letter
(prepared by Boyer, dated 25/04/2024), Site Photographs

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:

SV00, SV101/A, SV102, SV103, GA101/A, GA102, GA103, Cover Letter (prepared by Boyer, dated 25/04/2024), Site Photographs

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 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 before the relevant part of the work is begun:

Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

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.

The proposed external works comprise the replacement of an existing non-original external door at rear lower ground floor level with a window. The existing opening width and brick lintel will be retained, and cill raised. The opening will be infilled with reclaimed yellow stock brick to match the existing rear elevation, along with a white cill and white painted double-glazed timber framed window. Overall, the works are considered minor and acceptable on design and heritage grounds and will preserve the character of the listed buildings as well as the wider Bloomsbury Conservation Area. Details of the new window will be secure by condition, in order to ensure the window is in keeping with the historic significance of the host listed building.

Internally, the removal of a wardrobe is acceptable given that it is not original and of modern construction. Installation of W/C is considered a modest and appropriate alteration given its location in the rear wing at basement/service level. No features of note are being altered; thus the character of the listed building will be preserved.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed

building, its setting 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 2013.

As such, the proposed development is in general accordance with policy 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer