

Application ref: 2023/4382/L
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Date: 7 August 2024

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Roberta Sanna
Mappin House,
4 Winsley Street,
London,
W1W 8HF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:
55 Sidmouth Street
London
WC1H 8JX

Proposal:

Internal alterations at lower-ground, ground, first and second floor including the sealing up of the folding doors and installation of acoustic plaster board, installation of new fire door to the kitchen/diner all associated with the change of use of part of the lower ground to second floors from a residential dwelling to 6 non self-contained rooms with shared facilities as a House in Multiple Occupation (HMO's). Part retrospective.

Drawing Nos: S-01; S-02; S-03; S-04; S-05; S-06; S-07; S-08; S-09; S-10; S-11 and Design and Access Statement.

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: S-01; S-02; S-03; S-04; S-05; S-06; S-07; S-08; S-09; S-10; S-11 and Design and Access Statement.

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 including sections at 1:10 and elevations at 1:20 showing how all the existing doors would be upgraded to meet fire safety regulations shall be submitted to and approved in writing by the local planning authority.

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

Informative(s):

- 1 Reasons for granting permission.

The host dwelling is one of three properties that form a terrace all designated Grade II Listed on the National Heritage List for England (No. 1378668) and are located in the Bloomsbury Conservation Area. The host building is a three-storey dwelling with lower ground floor accommodation which was constructed c.1807-1818, then altered in the late 20th century following partial bomb damage. It is of yellow stock brick construction with some later patching at third floor level, rusticated stucco ground floors with first floor sill bands. Joinery is original and features arched heads on the ground floor and first-floor joinery set in recessed arched detail. The right-hand side return of the property is painted with early 20th century advertising material. The terrace faces Regents Square Gardens to the northwest and the rear of the property backs on to St George's Gardens.

The host building has largely retained the architectural details, including the timber flooring and original joinery with window shutters. However, the fireplaces have been bordered up and had their surrounds removed and a mezzanine has been installed on the rear first floor bedroom without planning permission, these elements detract from the architectural merit of the heritage asset.

The significance of the Grade II designated heritage asset derives from its value as an example of Georgian design which incorporates cohesive detail in both its exterior and interior arrangements. The property can be appreciated for

its individual architectural composition but also as a component of the terrace group on Sidmouth Street and wider Bloomsbury townscape.

The front half of the lower-ground floor is already in use as a self-contained flat. The proposal is for internal alterations associated with the conversion of part of the lower ground and upper floors of the dwelling into House in Multiple Occupation (HMO) Class C4 and the proposed internal alterations which includes the fixing shut and plastering over one side of the ground floor bifold doors, upgrading existing doors to meet 30min fire ratings, reconfiguration of the bathroom facilities, and new kitchenette installed at second floor level. The application has also been updated to include the removal of the unconsented mezzanine structure in the rear first floor bedroom which is welcomed.

Externally there will be no visible changes to the property with all of the existing joinery retained and unaltered. In the primary ground floor (GF) the modern fireplace will be removed and the previous opening would be reinstated to give an indication of the historic feature. The bifold doors between the primary GF rooms would be fixed shut and new plaster boarding added over one side of the doors in the rear room. While this will alter the traditional circulation pattern and partially obscure an original feature, the alteration is substantially reversible and will maintain a sufficient indication of the original door with all architraves retained.

- 2 All existing door joinery will be retained and upgraded to meet fire safety regulations associated with the proposed HMO status. Further detailed drawings showing how the existing doors would be upgraded would be conditioned. A new fire door is proposed between the kitchen/diner and hallway, the detail of which would match the other doors in the house to maintain the continuity of historical features throughout the property.

The existing timber floorboards would be retained and repaired as necessary throughout.

The third floor has been previously altered such that the original planform and features have been removed. The proposed kitchenette would have associated services boxed externally so as not to impact surviving fabric. In the third-floor bathroom where tiles are proposed over the original floorboards, a protective plywood layer would be applied over the floorboards so that the tiles do not damage the timbers underneath.

Removal of the first floor mezzanine from the proposed drawings would address this area of unconsented works and restore the room to its traditional proportions and the method chosen for repair the unauthorised works would minimise the impact on the historic fabric if the works are carried out in materials which are appropriate with the age of the building. Thus, the proposed works would preserve the special interest of the listed building and the works are considered to at least preserve the architectural or historic interest of the host building. In order to ensure that this work would be undertaken an informative has been attaching advising the applicant that the unauthorised works shall be removed within 3 months of the date of 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 (2013).

The Bloomsbury CAAC and Historic England have been consulted on the application. No responses have been received from the Bloomsbury CAAC and English Heritage raised no objection to the proposed scheme. No objections were received prior to making this decision.

The site's planning history was taken into account when arriving at this decision.

As such, the proposal 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.

- 3 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.
- 4 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.
- 5 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.

6 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing unauthorised first floor mezzanine in the rear first floor bedroom at the application site are considered to be harmful to the plan form of the listed building and its setting. As such, enforcement action may be taken to address this matter if the existing unauthorised first floor mezzanine are not removed as

specified in Condition 2 of this Listed Building Consent, within 3 months of the date of the decision.

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 positioned above the typed name.

Daniel Pope
Chief Planning Officer