

Application ref: 2024/3070/L
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Date: 13 August 2024

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Dr Rebecca Viney
26 Flat B, Basement And Ground Floor
Old Gloucester Street
London
Camden
WC1N 3AN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Flat Basement And Ground Floor
Old Gloucester Street
London
Camden
WC1N 3AN

Proposal:
Minor repairs and redecoration.

Drawing Nos: Location plan, design & access statement, plan and drawing

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:

Location plan, design & access statement, plan and drawing

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 The site is an early 18th-century terraced house, listed grade II and making a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes retrospectively to regularise works that are the subject of enforcement action.

As a result of damage by damp, said to be caused by plumbing, the flat was stripped of its internal lime plaster without listed building consent. However, the works were reported to the enforcement team.

The applicant now proposes to re-line the interior with three-coat lime plaster and has submitted an appropriate method statement within the D&A. Only three-coat lime plaster is appropriate and any other internal lining will be unauthorized

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer