

Application ref: 2024/2823/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36 Lamb's Conduit Street
London
Camden
WC1N 3LD

Proposal:

Internal alterations and installation of extract vent to rear elevation

Drawing Nos: Site Location Plan; Design, Access and Heritage Statement; Drawings numbered: 4325-01; 4325-03; 4325-05; 4325-06; 4325-08; 4325-09; 4325-10; 4325-11; 4325-12; 4325-13; 4325-14; 4325-15; 4325-16; PE01; PE02; PE03; PE04; PE05; PE06; PE07; PE08; PE09; PE10; PE11; PE12; PE13

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: Site Location Plan; Design, Access and Heritage Statement; Drawings numbered: 4325-01; 4325-03; 4325-05; 4325-06; 4325-08; 4325-09; 4325-10; 4325-11; 4325-12; 4325-13; 4325-14; 4325-15; 4325-16; PE01; PE02; PE03; PE04; PE05; PE06; PE07; PE08; PE09; PE10; PE11; PE12; PE13

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 Notwithstanding the plans hereby approved no consent is hereby given for the widening of the doorway between the front bedroom and the lobby at third floor level.

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

36 Lamb's Conduit Street is a GII listed terraced house over shop in the Bloomsbury Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as an early C18th townhouse fronted in the stock brick in the George Dance manner in the early C19th with an early C19th style shopfront. It makes a positive contribution to the character and appearance of the conservation area.

Impact of Proposed Works on Significance

The works chiefly relate to the replacement of existing bathrooms and a kitchen in the same locations as previously consented and using the existing service runs.

A new air brick is proposed on the rear elevation which will match the approximate location and size of one on the adjacent listed property. New joinery for wardrobes and cupboards (essentially self-standing furniture with minimal fixtures and no alteration to historic joinery) will be provided and re-provided in the entrance hall, kitchen and bedroom areas. A new floor covering will be laid over the existing concrete hall floor. The entrance hall is historic in appearance but actually dates from post-1993 when permission was granted for it to be created to sever residential access from the shop floor.

At attic level an opening between the two front rooms is proposed. The wall

affected previously had a consented opening in the 1990s, although this appears to have been a hatch rather than a door. However, the wall affected is not of the C18th phase of construction and it seems as though the two rooms were probably originally constructed as one room. It was proposed to widen a 1990s door between the front bedroom and the inner lobby. However, given the wall affected is original to C18th this has been omitted by condition.

A new panelled door will be installed between the landing and the rear part of the planform, which reinstates the original arrangement in terms of appearance from the landing.

Within the second floor rear window the original shutters will be opened up if possible, and if found to not exist consent is hereby given for minimally fixed shutters to be installed on the basis that they are easily reversible and enough space exists for them to not affect any of the extant joinery beyond being screwed on.

The external air brick is technically an external work and the application was subject to a site and press notice. No objections have been received. A query was received from an interested party and this has been resolved prior to determination by means of condition.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) Directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The proposed works preserve the special architectural and historic interest of the listed building.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

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.

- 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