

Application ref: 2024/0162/L
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WC1N 3QA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
52 Doughty Street
London
Camden
WC1N 2LS

Proposal:

Internal and external alterations including partial demolition of ground floor slab to create a rear lightwell at lower ground floor level; replacement of windows and door at rear third floor level and; the installation of plant equipment and PV panels at roof level.

Drawing Nos: 1. 407-DWG-000-OS Rev P1, 407-DWG-102-03 Rev P4, 407-DWG-103-03 Rev P2, 407-DWG-104-03 Rev P2, 407-DWG-105-03 Rev P2, 407-DWG-106-03 Rev P3, 407-DWG-107-03 Rev P3, 407-DWG-060 Rev P3, 407-DWG-110 Rev P3, 407-DWG-111 Rev P3, 407-DWG-112 Rev P3, 407-DWG-113 Rev P2, 407-DWG-120-01 Rev P2, 407-DWG-120-02 Rev P3, 407-DWG-121-03 Rev P3, 407-DWG-121-04 Rev P4, 407-DWG-200-03 Rev P1, 407-DWG-200-04 Rev P1, 407-DWG-201-03 Rev P1, 407-DWG-201-04 Rev P1, 407-DWG-202-01 Rev P1, 407-DWG-203-01 Rev P1, 407-DWG-204-01 Rev P1, 407-DWG-310 Rev P1, 407-DWG-305 Rev P1, 407-DWG-318 Rev P1, 407-DWG-320-00 Rev P2, 407-DWG-320-01 Rev P2, 407-DWG-320-02 Rev P2, 407-DWG-321-00 Rev P1, 407-DWG-321-01 Rev P1, 407-DWG-321-02 Rev P1, 407-DWG-322-00 Rev P1, 407-DWG-322-01 Rev P1, 407-DWG-322-02 Rev P1, 407-DWG-323-00 Rev P1, 407-DWG-323-01 Rev P1, 407-DWG-323-02 Rev P1, 407-DWG-324-00 Rev P1, 407-DWG-324-01 Rev P1, 407-DWG-324-02 Rev P1, 407-DWG-325-00 Rev P1, 407-DWG-325-01 Rev P1, 407-DWG-325-02 Rev P1, 407-DWG-326-00 Rev P1, 407-DWG-326-01 Rev P1, 407-DWG-326-02 Rev P1, 407-DWG-340-01 Rev P1, 407-DWG-340-02 Rev P1, 407-DWG-341-01 Rev P1, 407-

DWG-341-02 Rev P1, Marketing Evidence Report in Respect of 52 Doughty Street December 2023, Marketing Evidence received 14/03/2024, Plant Noise Assessment 15 December 2023, Heritage Impact Assessment December 2023, Planning Statement 21 December 2023, Design and Access Statement December 2023 Rev P1, Initial Budget Estimate Cost Plan No.1 5th April 2024.

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: 407-DWG-000-OS Rev P1, 407-DWG-102-03 Rev P4, 407-DWG-103-03 Rev P2, 407-DWG-104-03 Rev P2, 407-DWG-105-03 Rev P2, 407-DWG-106-03 Rev P3, 407-DWG-107-03 Rev P3, 407-DWG-060 Rev P3, 407-DWG-110 Rev P3, 407-DWG-111 Rev P3, 407-DWG-112 Rev P3, 407-DWG-113 Rev P2, 407-DWG-120-01 Rev P2, 407-DWG-120-02 Rev P3, 407-DWG-121-03 Rev P3, 407-DWG-121-04 Rev P4, 407-DWG-200-03 Rev P1, 407-DWG-200-04 Rev P1, 407-DWG-201-03 Rev P1, 407-DWG-201-04 Rev P1, 407-DWG-202-01 Rev P1, 407-DWG-203-01 Rev P1, 407-DWG-204-01 Rev P1, 407-DWG-310 Rev P1, 407-DWG-305 Rev P1, 407-DWG-318 Rev P1, 407-DWG-320-00 Rev P2, 407-DWG-320-01 Rev P2, 407-DWG-320-02 Rev P2, 407-DWG-321-00 Rev P1, 407-DWG-321-01 Rev P1, 407-DWG-321-02 Rev P1, 407-DWG-322-00 Rev P1, 407-DWG-322-01 Rev P1, 407-DWG-322-02 Rev P1, 407-DWG-323-00 Rev P1, 407-DWG-323-01 Rev P1, 407-DWG-323-02 Rev P1, 407-DWG-324-00 Rev P1, 407-DWG-324-01 Rev P1, 407-DWG-324-02 Rev P1, 407-DWG-325-00 Rev P1, 407-DWG-325-01 Rev P1, 407-DWG-325-02 Rev P1, 407-DWG-326-00 Rev P1, 407-DWG-326-01 Rev P1, 407-DWG-326-02 Rev P1, 407-DWG-340-01 Rev P1, 407-DWG-340-02 Rev P1, 407-DWG-341-01 Rev P1, 407-DWG-341-02 Rev P1, Marketing Evidence Report in Respect of 52 Doughty Street December 2023, Marketing Evidence received 14/03/2024, Plant Noise Assessment 15 December 2023, Heritage Impact Assessment December 2023, Planning Statement 21 December 2023, Design and Access Statement December 2023 Rev P1, Initial Budget Estimate Cost Plan No.1 5th April 2024.

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 Listed building consent is sought for various internal and external works in association with the proposed change of use from office (Class E) back to the original use as a residential dwelling (Class C3). A separate planning application has been submitted under 2023/5432/P.

The property is a Grade II listed building situated within the Bloomsbury Conservation Area.

The proposals have been revised during the assessment. This included a change in positioning of ASHP, reduction in size of rear lightwell and the removal of two flues in the rear garden. Additional drawings, such as window and door details were also provided.

The proposed development includes internal and external alterations including partial demolition of ground floor slab to create a rear lightwell at lower ground floor level, replacement of windows and door and rear third floor level and installation of plant equipment (ASHP) and PV panels at roof level. The restoration of the building would include reinstatement of much of the lost historic details, such as historically accurate doors, architraves, cornices, fireplaces etc.

The layout and planform of the property has been altered and eroded at all levels. Few original historic features have survived the changes inflicted by previous 'refurbishments'.

The proposal would strip-out the twentieth century fabric and room separation associated with office occupation and to re-establish a pattern of rooms closer to the original planform and to re-introduce architectural details appropriate to the original date and style of the building.

The introduction of PV cells, ASHP and the formation of a rear lightwell do not raise any heritage related concerns.

The Council's Conservation Officer was consulted on the scheme and is satisfied with the proposal.

The proposals are considered sympathetic to the original design of the property and are considered acceptable in heritage terms. It would preserve the character and appearance of the conservation area and protect the special interest of the listed building. Overall, the application is supported as the works will overall enhance the architectural significance of the building and the contribution it makes to the character and appearance of the streetscape, and thus that of the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, and to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of 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.
- 3 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.
- 4 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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