

Application ref: 2024/1478/L
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Montagu Evans LLP
70 St Mary Axe
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**9 Northington Street
London
WC1N 2ES**

Proposal:

Listed building consent is being sought to block/remove the existing connection between the application site and 9 John Street.

Drawing Nos: Planning Statement March 2024; Internal Daylight Assessment, March 2024, Issue 3; Construction Management Plan 22/02/2024; Transport Statement, 22 February 2024; Noise Impact Assessment Report, Rev C; Structural Statement in Support of Planning ,09th February 2024, Revision 02; Loss of Employment Report Appendix 1; Report for Planning Purposes on Marketing Undertaken, January 2024; Sustainability Statement, Revision 04, S2; Loss of Employment Statement, February 2024; Design and Access Statement, February 2024; Heritage Appraisal, March 2024; Covering Letter, 13 March 2024; Door and Window Schedule, 01/04/2024; Photographic Room Survey, March 2024; A_0200; A_0599; A_0600; A_0601; A_0602; A_0604; A_0700; A_0701; A_0702; A_0800; A_0801; A_1399; A_1400; A_1401; A_1402; A_1404; A_1500; A_1501; A_1502; A_1600; A_1601; A_1999; A_2000; A_2001; A_2002; A_2004; A_2100; A_2101; A_2102; A_2200; A_2201.

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: Planning Statement March 2024; Internal Daylight Assessment, March 2024, Issue 3; Construction Management Plan 22/02/2024; Transport Statement, 22 February 2024; Noise Impact Assessment Report, Rev C; Structural Statement in Support of Planning ,09th February 2024, Revision 02; Loss of Employment Report Appendix 1; Report for Planning Purposes on Marketing Undertaken, January 2024; Sustainability Statement, Revision 04, S2; Loss of Employment Statement, February 2024; Design and Access Statement, February 2024; Heritage Appraisal, March 2024; Covering Letter, 13 March 2024; Door and Window Schedule, 01/04/2024; Photographic Room Survey, March 2024; A_0200; A_0599; A_0600; A_0601; A_0602; A_0604; A_0700; A_0701; A_0702; A_0800; A_0801; A_1399; A_1400; A_1401; A_1402; A_1404; A_1500; A_1501; A_1502; A_1600; A_1601; A_1999; A_2000; A_2001; A_2002; A_2004; A_2100; A_2101; A_2102; A_2200; A_2201.

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 Reasons for approval:

The application site is located on the southern side of Northington Street and comprises a three storied, plus basement building located on the southern side of Northington Street. The existing lawful use of the site is Class E, and it was most recently used as offices. The site is within the Bloomsbury Conservation Area. The site is connected to 9 John Street via a rear internal link, and 9 John Street is a Grade II listed building.

Listed building consent is being sought to block/remove the existing connection between the application site and 9 John Street.

The application site is not identified in the list description for 9 John Street. It is considered that the original listing of 9 John Street did not consider 9 Northington Street to form part of the significance of the listed building, and that

the application site would not meet the criterion for statutory designation in its own right. There is no meaningful alteration to the scale, form or mass of the building and its role in the setting of listed 9 John Street is preserved. The severance of 9 Northington Street from 9 John Street would not harmfully impact on the significance of 9 John Street as it is clear it was designated for its special architectural and historic interest as a mid-C18th building and it is likely that the physical internal connection to 9 Northington Street was not known at the time of listing. The severance of the two properties would have no effect on the historic planform of 9 John Street due to the existing link and the external alterations would preserve the contribution which both 9 John Street and 9 Northington Street make to the character and appearance of the conservation area.

Overall, the proposed works will not harm the special interest of the listed building. Special attention has been paid 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.

No objections have been reviewed following statutory consultation. The site's planning history has been taken into account when making 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.

- 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 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer