

Application ref: 2024/2372/L
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Mr Peter Crossley
35
Doughty Street
LONDON
WC1N 2AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**35 Doughty Street
London
WC1N 2AA**

Proposal: Refurbishment and repair of steps, railings and upstand on the front of the property.

Drawing Nos: 35DS-SD-02, 35DS-SD-01, 35DS/DOC/01, 03P.02, Heritage Statement, Design & Access Statement, 2715-4B, 02P.01, 04P-01, 03E.01, 02E.01, 04E.01.

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: 35DS-SD-02, 35DS-SD-01, 35DS/DOC/01, 03P.02, Heritage Statement, Design & Access Statement, 2715-4B, 02P.01, 04P-01, 03E.01, 02E.01, 04E.01.

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 granting permission:

The proposal involves the refurbishment and repair of steps, railings and upstand on the front of the property. The building is within the Bloomsbury conservation area and is grade 2 listed. The dwelling is a four storey plus basement, terraced townhouse with a mansard style roof.

The front of the property is accessed via steps and a raised accessway adjacent to the basement light well and above the height of the street level. The purpose of the proposal is to refurbish the steps and accessway in order to stop water ingress to the property which has been causing damage. The work includes removing the railings on either side of the steps and removing the tile and mortar covering the original Portland stone slabs, laying a waterproof membrane and resurfacing the steps in new Portland stone and refurbishing and replacing the original railings. The worn and damaged Portland stone threshold will also be replaced to match the original stone.

The refurbishment works are considered to preserve and enhance the appearance, character and fabric of the dwelling as well as the wider conservation area and are therefore considered to comply with policies D1 and D2 of the Camden Local Plan and the aims and objectives of the Bloomsbury Conservation Area and Management Strategy.

Due to the nature of the external works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers and complies with policy A1 and D1 of the Camden Local Plan.

No objections were received prior to the determination of this application. The Bloomsbury CAAC were consulted and following clarification regarding repair methods they did not object.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the Bloomsbury Conservation Area and Management Strategy 2011, the London Plan 2021 and the National Planning Policy Framework 2023.

2 Your proposals may be subject to control under the Party Wall etc Act 1996

which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 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 2023.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer