

Application ref: 2024/3546/L  
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Date: 4 October 2024

**Development Management**  
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Ana Pavlovic Architect  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 2**  
**9-10 Regent Square**  
**London**  
**Camden**  
**WC1H 8HZ**

Proposal:

Works to the LGF flat including infilling one existing door opening, widening of one door opening, forming a new opening in existing internal wall and construction of a new lightweight partition. Also forming of new toilet within existing understairs storage area.

Drawing Nos: Site Location Plan; Heritage, Design and Access Statement;

Photographic Record August 2024; Drawings Numbered: 01; 02; 11 Rev A; 12;

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; Heritage, Design and Access Statement; Photographic Record August 2024; Drawings Numbered: 01; 02; 11 Rev A; 12;

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 Site and Significance

9-10 Regent Square are GII listed buildings. It is in the centre of a terrace dating from 1829, all of which is listed at GII. The list description describes the houses as "refaced" but they are actually a 1950s block of flats replacing two demolished Georgian houses. They have group value due to the relatively sympathetic design of their front facades when viewed in conjunction with the rest of the terrace. The interior possess no significance other than its relationship to the main façade. The site makes a positive contribution to the character and appearance of the Bloomsbury Conservation Area.

#### Proposed Works

Works to the LGF flat including infilling one existing door opening, widening of one door opening, forming a new opening in existing internal wall and construction of a new lightweight partition. Also forming of new toilet within existing understairs storage area.

#### Impact of Proposed Works on Significance

The interior of the property follows a generally Georgian planform but is entirely a post-War block of flats in terms of fabric. The planform is not considered to possess significance in itself, providing alterations do not affect the appearance of the building from the street. In this instance none of the work would result in visual disturbance to the façade of the building and consequently its significance is preserved.

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 works preserve the special architectural and historic interest of the listed building.

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.

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.

- 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 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](http://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



Daniel Pope  
Chief Planning Officer