

Application ref: 2024/3723/L  
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Date: 8 October 2024

**Development Management**  
Regeneration and Planning  
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Hugh Cullum Architects Ltd  
61b Judd Street  
London  
WC1H 9QT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**30 Calthorpe Street**  
**London**  
**Camden**  
**WC1X 0JZ**

Proposal: Internal alterations and enclosure of space below front entrance steps.  
Drawing Nos: CS010-E001; CS030-D001; CS030-P001; CS030-P900; Site Location Plan, 28 Aug 2024; Design, Access, Heritage Statement, 28th August 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: CS010-E001; CS030-D001; CS030-P001; CS030-P900; Site Location Plan, 28 Aug 2024; Design, Access, Heritage Statement, 28th August 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.

- 4 Notwithstanding the plans hereby approved, no works to the vaults or area shall be undertaken until details of tanking, enclosure and any other alteration to the structure or fabric of the space have been submitted to, and agreed by, the Local Authority in writing.

Reason: To preserve the special architectural and historic interest of the heritage asset.

- 5 Notwithstanding the plans hereby approved the upper part of the staircase shall not be replaced until measured details of the proposed newels, spindles, and handrail have been submitted to, and agreed by, the Local Authority in writing.

Reason: To preserve the special architectural and historic interest of the heritage asset.

#### Informative(s):

- 1 The application site comprises a Grade II listed terraced house, which is a positive contributor within the Bloomsbury Conservation Area.

The applicant is seeking permission for internal alterations and enclosure of space below front entrance steps.

The enclosure of the area under the front steps is considered acceptable in this instance given that houses on this side of Calthorpe Road already have half-enclosed under step areas, and the proposed design is considered sympathetic to the character of a Victorian basement.

The proposed internal alterations are associated with the conversion from two flats to a single dwellinghouse.

At ground floor level a set of double doors are proposed between the front and rear rooms, while later partitions and openings will be reconfigured to reinstate the historic planform. Similar openings have been permitted at other listed buildings in the terrace, and the reinstatement of the planform is considered to outweigh the loss of historic fabric caused by creating the opening.

At first floor level, small-scale alterations are proposed to a modern set of double doors, which are considered acceptable.

At second floor the historic planform is reinstated which is considered a positive, and a non-original extension to the staircase is replaced which is also considered acceptable. A condition has been attached requiring details of the staircase to be submitted for approval.

It is proposed to install a cavity system in the vaults. The vaults retain historic brick-facing and it is vital that any proposed tanking system is reversible. A condition has been attached requiring details of the tanking etc to be submitted for approval. Ordinarily covering a brick-faced vault would be resisted, however the existing vault has been partly re-built and is not composed of intact C19th brickwork.

The application documents mention that the floor of the vaults may need to be dropped. Please note that this cannot be dealt with by a condition, and would require a separate application for listed building consent once the necessary investigate works have been undertaken.

Given the above assessment, it is considered that the proposed works would not harm the special interest of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 were received 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](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 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer