

Application ref: 2024/4138/L
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Haworth Tompkins
110 Golden Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**34 Tavistock Square
London
Camden
WC1H 9EZ**

Proposal:

External refurbishment of existing residential terrace building. External refurbishment is limited to cleaning and repair of East facade. No internal works are proposed. The work follows the approved upgrades to neighbouring no.33 (2023/1767/P).

Drawing Nos: Design and Access Statement; 2266-HT-ZZ-ZZ-DR-A-(01)350 B (34 Tavistock Square Existing East Elevation); 2266-HT-ZZ-ZZ-DR-A-(00)350 A (34 Tavistock Square East Elevation - Fabric Repairs); 2266-HT-ZZ-GF-DR-A-(01)051 B (34 Tavistock Square Location Plan).

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:

Design and Access Statement; 2266-HT-ZZ-ZZ-DR-A-(01)350 B (34 Tavistock Square Existing East Elevation); 2266-HT-ZZ-ZZ-DR-A-(00)350 A (34 Tavistock Square East Elevation - Fabric Repairs); 2266-HT-ZZ-GF-DR-A-(01)051 B (34 Tavistock Square Location Plan).

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 granting listed building consent (delegated):

No.34 is one of a terrace of 17 houses, built c.1825-6 and designed by the architect Lewis Vulliamy. The terrace is listed Grade II*. The site is located within Bloomsbury Conservation Area and is used as offices by University College London (UCL).

The existing front façade has seen limited maintenance and is in a relatively poor state of repair.

The proposal is to restore and refurbish existing fabric and make good damaged or missing features of the facade onto Tavistock Square.

Proposed works include the repair and repainting of windows; maintenance of rainwater goods and valley gutters; the cleaning, repair and repainting of the stucco façade; masonry repairs; light doff cleaning of brickwork; the cleaning and repair of the cantilevered stone balcony and metalwork; the cleaning and removal of paint build-up to existing vents; the repair and repainting of the window box metal-work; repair and repainting of the street and step railings; the jet washing and mortar repair to match of the stone steps and lightwell; the refurbishment and repainting of the front door and fanlight; and the replacement of the University signage following completion of works.

The proposed works will restore the appearance of the building and prolong the longevity of the historic fabric. As such, there will be no harm caused to the

special interest of the grade II* listed building or to the surrounding conservation area context.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Historic England was consulted, and responded on 03 October 2024, authorising the Council to determine the application as it thinks fit (with the letter stamped by the Secretary of State on 11 October 2024). The Bloomsbury CAAC were consulted but chose not to respond. 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 policies D1 and D2 of the Camden Local Plan 2017. 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.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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