

Application ref: 2024/3698/L
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25-26 Woburn Square
London
WC1H 0AA

Proposal:

Refurbishment and improvement works, including replacement of timber window frames, repair works to the roof, refurbishment of front access ramp, installation of platform lifts to the front and rear of the building, removal of internal partitions, infill and opening works of internal access, installation of ventilation grilles, plant, landscaping, and associated works

Drawing Nos: Site Location Plan RDSC-HBA-00-XX-DR-A-08-20000 CO3, RDSC-HBA-00-LG-DR-A-08-00100 CO3, RDSC-HBA-00-UG-DR-A-08-00101 CO3, RDSC-HBA-00-01-DR-A-08-00102 CO3, RDSC-HBA-00-02-DR-A-08-00103 CO3, RDSC-HBA-00-03-DR-A-08-00104 CO3, RDSC-HBA-00-RF-DR-A-08-00105 CO3, RDSC-HBA-00-ZZ-DR-A-08-00200 CO3, RDSC-HBA-00-ZZ-DR-A-08-00201 CO3, RDSC-HBA-00-ZZ-DR-A-08-00202 CO3, RDSC-HBA-00-ZZ-DR-A-08-00300 CO3, RDSC-HBA-00-ZZ-DR-A-08-00301 CO3, RDSC-HBA-00-ZZ-DR-A-08-00302 CO3, RDSC-HBA-00-ZZ-DR-A-08-00303 CO3, RDSC-HBA-00-LG-DR-A-08-02010 CO3, RDSC-HBA-00-UG-DR-A-08-02011 CO3, RDSC-HBA-00-01-DR-A-08-02012 CO3, RDSC-HBA-00-02-DR-A-08-02013 CO3, RDSC-HBA-00-03-DR-A-08-02014 CO3, RDSC-HBA-00-RF-DR-A-08-02015 CO3, RDSC-HBA-00-XX-DR-A-08-20001 CO3, RDSC-HBA-00-LG-DR-A-08-20100 CO3, RDSC-HBA-00-UG-DR-A-08-20101 CO3, RDSC-HBA-00-01-DR-A-08-20102 CO3, RDSC-HBA-00-02-DR-A-08-20103 CO3, RDSC-HBA-00-03-DR-A-08-20104 CO3, RDSC-HBA-00-RF-DR-A-08-20105 CO3, RDSC-HBA-00-ZZ-DR-A-08-20200 CO3, RDSC-HBA-00-ZZ-DR-A-08-20201 CO3, RDSC-HBA-00-ZZ-DR-A-08-20202 CO3, RDSC-HBA-00-ZZ-DR-A-08-20300 CO3, RDSC-

HBA-00-ZZ-DR-A-08-20301 CO3, RDSC-HBA-00-ZZ-DR-A-08-20302 CO3, RDSC-HBA-00-ZZ-DR-A-08-20303 CO3

Supporting Documents: Design and Access Statement, Overheating Mitigation Note (Hoare Lea), Noise Impact Assessment (Hoare Lea 8/8/2024), Built Heritage Statement (Turley August 2024), Preliminary Ecological Appraisal (Aecom June 2024), Biodiversity Net Gain Plan (MKA Ecology), Tree Survey and Arboricultural Impact Assessment (Aecom 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:

Site Location Plan RDSC-HBA-00-XX-DR-A-08-20000 CO3, RDSC-HBA-00-LG-DR-A-08-00100 CO3, RDSC-HBA-00-UG-DR-A-08-00101 CO3, RDSC-HBA-00-01-DR-A-08-00102 CO3, RDSC-HBA-00-02-DR-A-08-00103 CO3, RDSC-HBA-00-03-DR-A-08-00104 CO3, RDSC-HBA-00-RF-DR-A-08-00105 CO3, RDSC-HBA-00-ZZ-DR-A-08-00200 CO3, RDSC-HBA-00-ZZ-DR-A-08-00201 CO3, RDSC-HBA-00-ZZ-DR-A-08-00202 CO3, RDSC-HBA-00-ZZ-DR-A-08-00300 CO3, RDSC-HBA-00-ZZ-DR-A-08-00301 CO3, RDSC-HBA-00-ZZ-DR-A-08-00302 CO3, RDSC-HBA-00-ZZ-DR-A-08-00303 CO3, RDSC-HBA-00-LG-DR-A-08-02010 CO3, RDSC-HBA-00-UG-DR-A-08-02011 CO3, RDSC-HBA-00-01-DR-A-08-02012 CO3, RDSC-HBA-00-02-DR-A-08-02013 CO3, RDSC-HBA-00-03-DR-A-08-02014 CO3, RDSC-HBA-00-RF-DR-A-08-02015 CO3, RDSC-HBA-00-XX-DR-A-08-20001 CO3, RDSC-HBA-00-LG-DR-A-08-20100 CO3, RDSC-HBA-00-UG-DR-A-08-20101 CO3, RDSC-HBA-00-01-DR-A-08-20102 CO3, RDSC-HBA-00-02-DR-A-08-20103 CO3, RDSC-HBA-00-03-DR-A-08-20104 CO3, RDSC-HBA-00-RF-DR-A-08-20105 CO3, RDSC-HBA-00-ZZ-DR-A-08-20200 CO3, RDSC-HBA-00-ZZ-DR-A-08-20201 CO3, RDSC-HBA-00-ZZ-DR-A-08-20202 CO3, RDSC-HBA-00-ZZ-DR-A-08-20300 CO3, RDSC-HBA-00-ZZ-DR-A-08-20301 CO3, RDSC-HBA-00-ZZ-DR-A-08-20302 CO3, RDSC-HBA-00-ZZ-DR-A-08-20303 CO3

Supporting Documents: Design and Access Statement, Overheating Mitigation Note (Hoare Lea), Noise Impact Assessment (Hoare Lea 8/8/2024), Built Heritage Statement (Turley August 2024), Preliminary Ecological Appraisal (Aecom June 2024), Biodiversity Net Gain Plan (MKA Ecology), Tree Survey and Arboricultural Impact Assessment (Aecom 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new railings, staircase repairs, gate and bridge access at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth/existing metalwork.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

e) Plan elevation and section drawings of all other joinery details being altered (including architrave/dado/stair trim/stair tread profile/glazing bar details/skirting/fire places).

f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the floor joists

g) Details of any new floor materials being proposed (eg. boards/flagstones) other than carpet

h)Details of any lime plaster repairs including decorative plasterwork

i)Details of any new/replacement rainwater goods

j)Details of roof repairs/any new slates on the roof

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 consent:

Nos. 25-26 (built c. 1829) are situated on the south-west side of Woburn Square, within sub-area 2 (Gordon Square/Woburn Square/Byng Place) of Bloomsbury Conservation Area. Speculatively developed during the 1820s-30s saw this locality brought forward as a residential area. Nos.25-26, originally part of a much longer terrace of twenty-two dwellings, are now two of only five surviving houses, and are listed Grade II.

Bloomsbury suffered heavily from bomb damage during the Second World War, and a number of the houses that formed the terrace on the SW side of Woburn Square are identified on the bomb damage map as being damaged beyond repair or totally destroyed. However, although the majority of original buildings and the square itself appear to have survived the war, they did not survive the post war redevelopment that followed, and the university-driven redevelopment of the area which has resulted in the demolition and replacement of other buildings and the truncation of the square itself, so that the site is now located towards the SW corner of Woburn Square.

After WWII, Nos.25-26 were subjected to a raft of alterations to facilitate the different uses to which these buildings were put by the university. The last consent was granted in 1965 (ref TP33901/1965) for a change of use to teaching and research facilities.

Currently Nos.25-26 Woburn Square stand unused in a somewhat neglected and dilapidated state.

At some stage during their use as university buildings, the main entrance to No.26 was removed, thus both properties are entered through the main entrance to No.25. Access is via three shallow concrete steps and across a bridge, or via an (architecturally unsympathetic) steel and glass access ramp. The loss of the front door and the visual appearance of the ramp both detracts somewhat from the architectural interest of No. 26 and the contribution the house makes to the terrace of which it is a part, however it does enable access to the building for mobility-compromised individuals. Apart from the ramp entrance the cast iron railings at the perimeter of the front lightwells are retained providing some visual integration and also enhancing the contribution these buildings make to the appearance and character of the streetscape.

This proposal is for the refurbishment of the buildings to create a Rare Dementia Support Centre ('RDSC') at 25-26 Woburn Square.

The aim is to establish a centre of excellence dedicated to providing support for people living with rare dementia and their families, and the integration of research and education about rare and young onset dementias.

In their existing state the buildings retain some of their original architectural decoration and the original planform of the properties can be understood despite over-partitioning of the space to create small office spaces.

The proposal is to remove non-original partitions to enhance the spatial qualities of the rooms. The lower ground and upper ground floor levels are to be adapted for wheelchair access (as will be the garden space to the rear).

It is proposed to reinstate elements of lost decoration and install architectural appropriate finishes where it is viable to do so. Features that can be repaired/refurbished and upgraded will be so, whilst other elements that are beyond economic repair will be replicated ensuring historic details are replicated.

- 2 The railing to the front of No.25 will require modification to enable the installation of a platform lift. The replacement gate should resemble the original railing in addition to be painted black.

The proposed works of alteration and upgrading are considered to complement the period character of the property by re-establishing the spatial qualities of the rooms and reinstating architectural details where possible. The proposed repairs and service installations will ensure the longevity of the buildings as a designated heritage asset. As such, no undue harm will be caused to the special interest of the listed building or to the character and appearance of the conservation area.

Further details and samples as required are secured via condition.

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 2016 and the National Planning Policy Framework.

- 3 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer