

Application ref: 2024/4518/L  
Contact: Fast Track GG  
Tel: 020 7974 4444  
Email: [Geri.Gohin@Camden.gov.uk](mailto:Geri.Gohin@Camden.gov.uk)  
Date: 12 December 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

ARJ Surveying Services  
174 Loughborough Road  
West Bridgford  
NG2 7HZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted and Warning of Enforcement Action**

Address:  
**Parnell House**  
**Streatham Street**  
**London**  
**WC1A 1JB**

Proposal:  
Replacement of x14 front entrance doors with new timber doors to match the original doors to flats.

Drawing Nos: Site Location Plan; LBC001-ARJ-ZZ-ZZ-DR-B-PL001; LBC001-ARJ-ZZ-ZZ-DR-B-PL002; LBC001-ARJ-ZZ-ZZ-DR-B-PL101; LBC001-ARJ-ZZ-ZZ-DR-B-PL102; LBC001-ARJ-ZZ-ZZ-DR-B-PL401; 1/4; 2/4; 3/4; 4/4; Design and Access / Planning / Heritage Statement (Revision: P5) dated 8th December 2024 (x 27 pages); Ironmongery Schedule dated 4th November 2024 (x 5 pages).

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; LBC001-ARJ-ZZ-ZZ-DR-B-PL001; LBC001-ARJ-ZZ-ZZ-DR-B-PL002; LBC001-ARJ-ZZ-ZZ-DR-B-PL101; LBC001-ARJ-ZZ-ZZ-DR-B-PL102; LBC001-ARJ-ZZ-ZZ-DR-B-PL401; 1/4; 2/4; 3/4; 4/4; Design and Access / Planning / Heritage Statement (Revision: P5) dated 8th December 2024 (x 27 pages); Ironmongery Schedule dated 4th November 2024 (x 5 pages).

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 listed building consent.

The subject building, Parnell House, is Grade II\* Listed and located in the Bloomsbury Conservation Area. The block of flats was constructed in 1849 and is one of the earliest examples of social housing.

This application seeks approval to remediate the unlawful removal and replacement of x10 original front entrance doors (Nos. 4, 10, 19, 20, 24, 27, 28, 31, 32 and 38), with new timber doors that are matched to the originals. It is also proposed that x4 further unoriginal doors (Nos. 33, 36, 37 and 39) are also replaced.

The doors would be replaced with accurate and sympathetic replicas of the original. They would consist of solid 4-panel timber units with the colour of all the new doors revised to a current grey for uniformity.

Revisions were also received with regard to the existing and proposed drawings as the original ones were not accurately scaled. In terms of ironmongery, the originally proposed escutcheon was amended to a round match as it was considered to be more appropriate for the age of the building. A separate ironmongery schedule in relation to the proposed door knocker, letter plate, escutcheon, hinges and internal nightlatch has been submitted and is to the satisfaction of officers.

The proposed work is considered to remediate the harm posed by the unlawful works and would preserve the special interest of the Grade II\* listed building.

The application has been advertised in the press and by means of a site notice.

The Bloomsbury CAAC was consulted but did not comment. Historic England was consulted and issued a letter of flexible authority ratified by the Secretary of State 28 October 2024.

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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

**2 ENFORCEMENT ACTION TO BE TAKEN:**

If the existing x10 front entrance doors (Nos. 4, 10, 19, 20, 24, 27, 28, 31, 32 and 38) have not been replaced with new timber doors in line with the consent hereby approved (and all constituent materials removed and damages made good) within THREE (3) months from the date of this decision, it is recommended that the Director of Supporting Communities will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control. An enforcement case has been opened (EN24/0723) to follow up on this consent and to ensure this is complied with.

**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



Daniel Pope  
Chief Planning Officer