

Application ref: 2024/4830/L  
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Date: 18 December 2024

**Development Management**  
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GC PLANNING PARTNERSHIP LTD  
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Bedford  
MK44 3RZ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 4A King Edward Mansions**  
**8 Grape Street**  
**London**  
**WC2H 8DY**

Proposal:

Retrospective consent sought to regulate unlawful internal alterations including demolition of walls, new partitioning, suspended ceilings, and removal of architectural features and detailing.

Drawing Nos: Design and Access Statement\_July 2024; Heritage Statement\_Part-1;  
Heritage Statement\_Part-2; Heritage Statement\_Part-3\_ADDENDUM 28.10.24;  
Heritage Statement\_Photos; Schedule of Works\_Rev3; Pre-Works and Location  
Plans\_JJ24-004a-002; Existing and Proposed\_JJ24-004a-001-RevJ;  
Proposed\_JJ24-004a-004-RevH

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 completed within six months 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\_July 2024; Heritage Statement\_Part-1; Heritage Statement\_Part-2; Heritage Statement\_Part-3\_ADDENDUM 28.10.24; Heritage Statement\_Photos; Schedule of Works\_Rev3; Pre-Works and Location Plans\_JJ24-004a-002; Existing and Proposed\_JJ24-004a-001-RevJ; Proposed\_JJ24-004a-004-RevH

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 external and internal works and finishes and works of making good to the retained fabric and detailing to be reinstated, shall match the existing adjacent work or details of the removed with regard to the methods used and to material, colour, texture, dimensions and profile, unless shown otherwise on the drawings or other documentation hereby approved.

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 A photographic record of all works is to be kept and submitted at completion to ensure remedial works are carried out in accordance with Condition 3.

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 The application building King Edward Mansions is listed as Grade II on the National Heritage List for England (No.1245859). It is also located in the Bloomsbury Conservation Area. The building was Listed in 1996 and is noted specifically for the quality of its street façades that are faced with brick with terracotta dressings and decorations. The angled V-shaped building has ranges facing to Grape Street and Shaftsbury Avenue with oriel and square and cantered bay windows, and a central internal courtyard serving the upper-level flats. In 1979 (prior to listing) alterations occurred to provide for additional apartment accommodation on the upper floors - the general arrangement of the plan form though, with central hallways with single doorways and primary rooms with feature fireplaces were maintained. The subject property is a two-bedroom flat located on the fourth floor and has an oriel window and a cantered balcony that face to the main Grape Street elevation.

Application works are sought retrospectively to remediate unlawful internal alterations that have occurred, including demolition of walls, new partitioning and suspended ceilings, and removal of all architectural features and detailing. The application follows a previous consent that was refused with enforcement

action to be taken, which did not seek to remediate any of the unlawful alterations (2024/2806/L) and less than substantial harm that had occurred.

The scope and detail of the remedial works proposed has been amended over the course of the application. As now shown, the works would reinstate the architectural features and planform that have been removed and posed harm to the building. Detailing and architectural features to be reinstated (including cornice, skirting, picture rails, flooring, internal door joinery and fireplaces) will either be matched like-for-like to the original condition of each room, or traditional and hierarchically appropriate to the subject building. The two historic fireplaces (which have been retained on site) will be reinstated back into their exact positions. A single door opening would be reintroduced between the hallway and kitchen where this wall has been demolished. The external power points on the Grape Street façade will be removed and the façade repaired.

Where alterations are to remain (double door opening between the hallway and lounge, new ensuite door arrangements, suspended ceilings in the kitchen, bathroom and hallway), these are in line with similar minor works that have occurred elsewhere in the building and would not harm the spatial character or architectural features of primary rooms.

The application works would remediate the key areas of harm posed by the unlawful alterations and reinstate the internal planform and features such that the historic and architectural significance and special interest of the Grade II listed building can again be appreciated.

- 2 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.

- 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.
- 4 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.

- 5 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.

## 6 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control in relation to the existing unauthorised works at the site should they not be remedied within 6 months of the date of this listed building consent being granted.

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