

Application ref: 2025/0254/L  
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Date: 24 January 2025

**Development Management**  
Regeneration and Planning  
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Landers & Associates  
67 Riefeld Road  
London  
SE9 2RA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**51 Lamb's Conduit Street**  
**London**  
**WC1N 3NB**

Proposal:

Strengthening of overstressed timber floor beam by addition of a 12mm plate to top of beam. Repairs to split/cracked and notched joists. Replacement of chipboard flooring with plywood and addition of timber blocking pieces.

Drawing Nos: Design & access and heritage statement, 1984/240 photo sheet, ABA mark-up propo second floor plan, ABA mark-up exist second floor plan, 1985/240/DR/NLE, 1985/240/010, 1985/240/007, 1985/240/006, 1985/240/005, 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 & access and heritage statement, 1984/240 photo sheet, ABA mark-up propo second floor plan, ABA mark-up exist second floor plan, 1985/240/DR/NLE, 1985/240/010, 1985/240/007, 1985/240/006, 1985/240/005, 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 The site is a second-floor flat within a grade-II-listed terraced house of 1715 making a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to reinforce underfloor structures.

A previously refused intrusive proposal has been replaced with this more light-touch, reversible scheme. A principal floor member will be reinforced by having a steel plate fixed to it, blocking will be inserted, notches and cracks will be repaired and the chipboard floors will be replaced with stiffer plywood.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer