

Application ref: 2024/5726/L  
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Date: 27 January 2025

**Development Management**  
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Potter Raper Limited  
101 St Martin's Lane  
London  
WC2N 4AZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**10 Duke's Road**  
**London**  
**Camden**  
**WC1H 9AD**

#### **Proposal:**

Attach new anti-slip GRP stair nosings in dark grey to the three external steps.  
Drawing Nos: Heritage Statement; Design and Access Statement; Anti-Slip GRP Stair Nosing Product Guide and Technical Data Sheet; Drawing No. 11611-PRL-PL001-P1 (Drawing Title: Site Location Plan); Drawing No. 11611-PRL-PL101-P1 (Drawing Title: Existing - Ground Floor Plan); Drawing No. 11611-PRL-PL201-P1 (Drawing Title: Proposed - Ground Floor Plan & Section 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:

Heritage Statement; Design and Access Statement; Anti-Slip GRP Stair Nosing Product Guide and Technical Data Sheet; Drawing No. 11611-PRL-PL001-P1 (Drawing Title: Site Location Plan); Drawing No. 11611-PRL-PL101-P1 (Drawing Title: Existing - Ground Floor Plan); Drawing No. 11611-PRL-PL201-P1 (Drawing Title: Proposed - Ground Floor Plan & Section 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:

No.10 Duke's Road is one of a terrace of 8 shops with accommodation over, built c1822, later restored and then modified. The terrace is listed Grade II\*.

Consent was granted in 2007 (ref 2007/5570/P + 2007/5571/L) to modify the ground floor shopfront entrance of No.10 and extend and alter the property to the rear to create a service space backing onto the rear of the Central House, Upper Woburn Place. The main access into Central House is via Dukes Street. The Duke's Road access, which is not historic, includes three concrete steps up to the entrance of the property and a small area of hardstanding.

The application is for the installation of stair nosing's to meet with DDA (1995)/ Equality Act (2010) compliance. The proposal aims to improve the visual quality of the access for the partially sighted UCL staff members who use this entrance as access to the Central House building.

The proposal is considered not to impact on the overall significance of the individual property or the contribution it makes to the character/appearance of streetscape and thus that of the conservation area.

The application has been advertised in the press and by means of a site notice. Historic England was consulted, and responded on 23 December 2024, authorising the Council to determine the application as it thinks fit, endorsed by the Secretary of State on 20 January 2025. Bloomsbury CAAC were consulted

and responded with no comment. 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 2024.


- 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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer