

Application ref: 2024/5194/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Monmouth Planning Ltd
38A Monmouth Street
London
WC2H 9EP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**33 & 34 Great Queen Street
London
WC2B 5AA**

Proposal:

Formation of ground-floor opening in party wall between Nos 33 and 34 Great Queen Street to provide access to new WC.

Drawing Nos: Site location plan (Planning Portal Reference: PP-13586039v1); 04.GA.1 Rev C3; V.604-3; 07-4.

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 (Planning Portal Reference: PP-13586039v1); 04.GA.1 Rev C3; V.604-3; 07-4.

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:

Both buildings are Grade II* listed buildings dating from the early eighteenth century. They were originally built as terraced houses but have had shop units inserted into the ground floor with twentieth century shopfronts.

The special interest of the building is partly derived from the front facades and the wider composition of Great Queen Street. However, the internal plan of the buildings, each with a separate staircases and domestic layouts, typical of the Georgian era, still being clearly evident.

The proposal seeks to install an additional WC to the ground floor café, which will be accessed through a new single-door sized lateral opening between the ground floors of Nos 33 and 34 Great Queen Street.

At the rear of each building are what were historically outbuildings which have been connected to the main building by enclosed corridors. The proposed WC and opening lie in these corridors which are outside of the original footprint of each building and are appear not to be integral parts of the Georgian properties. The dates of these connecting corridors are unclear but they are certainly of some age, although both have been considerably altered. As such, they contribute little to the special interest of each building, other than the fabric of the brick party walls.

The proposed opening is narrow in width and allows the two spaces to read as historically distinct. Given that these areas are in the rear of the property, outside of the original Georgian footprint and the size of the connection is small, the proposal would not significantly alter the perception of these two buildings being historically separate.

The small size of the opening minimises the loss of historic fabric in an area of lesser significance within the application site. As such, the proposed works will preserve the special interest of the listed building.

The site's planning history was taken into account, when arriving at this decision.

A site notice and press notice were published but no comments were received. Bloomsbury CAAC was consulted, but chose not to respond. Historic England was consulted and authorised the local authority to determine the application as it sees fit.

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 2024.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 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) 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)

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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