

Application ref: 2024/4483/L  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**53 Gordon Square**  
**London**  
**Camden**  
**WC1H 0PD**

Proposal:

The reconfiguration of internal spaces comprising: Removal of partition walls; construction of new partition walls; installation of platform lift and refurbishment of toilets.

Drawing Nos: 240244 - 1100-P02 Location Plan, 240244 - 1101-P01 Site Plan Lower and Ground Floor, 240244 - 1200-P03 Existing Plans Lower and Ground Floor, 240244 - 1201-P03 Existing Plans First\_ Second and Third Floor, 240244 - 1210-P01 Existing Ceiling Plans Lower and Ground Floor, 240244 - 1211-P01 Existing Ceiling Plans First\_ Second and Third Floor, 240244 - 1400-P04 Proposed Plans Lower and Ground Floor, 240244 - 1403-P04 Proposed Plans First\_ Second and Third Floor, 240244 - 1500-P04 Proposed Sections, 240244 - 1600-P07 Demolitions & Alterations - Existing Plans Lower and Ground Floor, 240244 - 1900-P04 Proposed Ground Floor Meeting Room - Plan and Section, 240244 - 2500-P07 Proposed Ceiling Plans Lower Ground and Ground Floor, 240244 - 2501-P05 Proposed Ceiling Plans First and Third Floor, PDAS, SOAS GS CL, 53 Gordon Square Heritage Impact Assessment FINAL.

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:

240244 - 1100-P02 Location Plan, 240244 - 1101-P01 Site Plan Lower and Ground Floor, 240244 - 1200-P03 Existing Plans Lower and Ground Floor, 240244 - 1201-P03 Existing Plans First\_ Second and Third Floor, 240244 - 1210-P01 Existing Ceiling Plans Lower and Ground Floor, 240244 - 1211-P01 Existing Ceiling Plans First\_ Second and Third Floor, 240244 - 1400-P04 Proposed Plans Lower and Ground Floor, 240244 - 1403-P04 Proposed Plans First\_ Second and Third Floor, 240244 - 1500-P04 Proposed Sections, 240244 - 1600-P07 Demolitions & Alterations - Existing Plans Lower and Ground Floor, 240244 - 1900-P04 Proposed Ground Floor Meeting Room - Plan and Section, 240244 - 2500-P07 Proposed Ceiling Plans Lower Ground and Ground Floor, 240244 - 2501-P05 Proposed Ceiling Plans First and Third Floor, PDAS, SOAS GS CL, 53 Gordon Square Heritage Impact Assessment FINAL.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of all new fireplaces.

b) Plan, elevation and section drawings of all new doors and architraves at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Details of the new platform lift.

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 53 Gordon Square is a grade II listed building which forms the end of a terrace of seven buildings built in the mid 19th century. The building is constructed from yellow stock bricks with rusticated stucco quoins. It is set over five storeys plus an additional basement. The front of the building facing Gordon Square has three bays to each floor, the main entrance is located on the side elevation where each floor has three bays, with one blind window each.

45 Tavistock Square is a grade II\* listed building. It forms part of 17 terraced houses known as Connaught Hall. Built in 1825-2, the building is constructed from darkened stock brick and a stucco ground floor. The building is set over four floors with additional basement and attic storeys.

53 Gordon Square and 45 Tavistock Square are linked at basement level. This alteration occurred during the middle part of the 20th century.

The proposals are for the general refurbishment of the building along with creating equal access from ground to basement level.

At lower ground floor level some modern partitions are removed and some doorways are slightly altered in order to provide access to an inclusive access W.C. A small area of historic masonry is impacted by the works, however this is relatively minor and is off set by the benefits of creating an inclusive building.

A platform lift is inserted from ground to basement level. The lift is located in the rear extension of 53 Gordon Square which was constructed during the 20th century and of lesser significance than other parts of the building.

At ground floor level access into the two front rooms is slightly altered, with a larger opening infilled and a smaller opening with historic proportions created.

At first and second floor levels the kitchen and tea areas are opened up. At first floor level a partition is added to the rear room mimicking a similar partition at second floor level.

At third floor level some modern partitions are removed to create a larger space.

The lighting is altered in some parts of the building, where spot lights exist these are retained, however the principal spaces within the building are lit via pendant lights.

A minor amount of less than substantial harm is identified due to the loss of a small amount of masonry at lower ground floor level, however the benefit of providing an accessible basement level including an accessible W.C offsets that harm.

The remaining works will not harm the grade II and grade II\* listed buildings.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have also been consulted and have raised no concerns, this has been endorsed by the

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

Special 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 and the NPPF.

- 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



Daniel Pope  
Chief Planning Officer