

Application ref: 2025/0815/L  
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Date: 27 February 2025

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Mr Jonathan Heath  
Flat 1A, King Edward Mansions  
8 Grape Street  
London  
WC2H 8DY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 1a**  
**King Edward Mansions**  
**8 Grape Street**  
**London**  
**WC2H 8DY**

Proposal:

To replace the existing kitchen and bathroom.

Drawing Nos: Location Plan; Design and Access Statement and Floor Plans.

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:

Location Plan; Design and Access Statement and Floor Plans.

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:

King Edward Mansions and Sovereign House, built as a single development between 1902-8, occupy the land on the south side of the junction between Shatesbury Avenue and Grape Street. The building, constructed in brick with exuberant terracotta dressings and decorations, comprises an angled plan of two intersecting ranges with central courtyard, occupied by commercial premises with flats over. The range comprising King Edward Mansions fronts Grape Street. The building is listed Grade II.

The proposal seeks permission to replace the existing kitchen and bathroom. The existing kitchen units and bathroom furniture are not historic, and the refurbishment is considered not to impact on the architectural significance of the building.

The proposed work does not impact on the external appearance of the building and therefore have no impact on the contribution this property makes to the character and appearance of Bloomsbury Conservation Area.

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

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.

- 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 typed name and title.

Daniel Pope  
Chief Planning Officer