

Application ref: 2024/3716/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
42 Monmouth Street
London
WC2H 9EP

Proposal:
Two small vents added to the shop for ventilation.
Drawing Nos: Location plan, Heritage and Design and Access Statement, Existing and Proposed drawing rev.2.

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, Heritage and Design and Access Statement, Existing and

Proposed drawing rev 2.

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 42 Monmouth Street is a grade II listed building forming a terrace of four houses constructed in 1792-93. The building is set over three storeys with an attic and a basement with a 20th century shopfront at ground floor level and two windows to each of the upper floors. The ground floor is currently used as a shop, the upper floors are residential.

The proposals are to install two grilled sections within the stall riser in order to ventilate the building. Two small sections of timber are removed from the stall riser in order to accommodate the grilles. The timber sections are recessed within a projecting area of framing. The grilles are metal and are attractively decorated.

Although the appearance of the stall riser is altered, this is carried out sensitively and retains the aesthetic of the shopfront.

Overall, the proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice. Bloomsbury CAAC responded but made no comment. 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.

- 3 You are advised that the works consented under this application also require planning permission. Therefore an application for planning permission will need to be submitted and approved before work can commence.

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