

Application ref: 2024/4743/L
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Date: 25 March 2025

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Fulkers Bailey Russell
50 Churchill Square Business Centre
Suite 30
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ME19 4YU
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11-12 Taviton Street
London
WC1H 0BX

Proposal: Replacement of roofs to rear extensions including raising roof level.

Drawing Nos:

Location Plan; Design and Access Statement (prepared by Fulkers Bailey Russell, dated October 2024); 4364-FBR-A1-TR-DR-A-100 P01; 4364-FBR-A1-TR-DR-A-101 P01; 4364-FBR-A1-TR-DR-A-102 P01; 4364-FBR-A1-TR-DR-A-200 P03; 4364-FBR-A1-TR-DR-A-201 P01; 4364-FBR-A1-TR-DR-A-202 P02.

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 (prepared by Fulkers Bailey Russell, dated October 2024); 4364-FBR-A1-TR-DR-A-100 P01; 4364-FBR-A1-TR-DR-A-101 P01; 4364-FBR-A1-TR-DR-A-102 P01; 4364-FBR-A1-TR-DR-A-200 P03; 4364-FBR-A1-TR-DR-A-201 P01; 4364-FBR-A1-TR-DR-A-202 P02.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposal involves works to the roofs of two rear returns at the application site, which is Grade II listed, along with the terrace on the east side of Taviton Street that it is part of. The roof works are required to replace existing coverings.

The significance of the buildings derives from their architectural character and group value, being part of a fine four storey terrace that was designed and built by the master building Thomas Cubitt who developed many terraces and squares in Bloomsbury.

Listed building consent is sought for the replacement of the roofs of two rear additions, located at nos.11 and 12. These are required to be replaced as they are near the end of their serviceable life and lack insulation. The proposed works would raise the roof to accommodate new insulation, as well as include the installation of asphalt roof covering and flashing. It was initially proposed to replace the existing timber window at no.12 with a slightly reduced opening, however the proposal has now been amended to remove this part of the proposed works. The existing windows will now be retained and unaffected by the replacement roofs. Given the retention of the historic windows, the proposed works would not alter the significance of the existing historic joinery and there would be no loss of historic fabric. The works to the roof would maintain the height of the parapet and would not impact the cast iron pipework. Overall, there would be no visible change to the Bloomsbury Conservation Area and the works would be considered to preserve the special architectural and historic interest of the buildings. As such, the Council's Conservation Officer has confirmed the proposal is acceptable and supported.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed buildings. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed buildings, their setting, and their features of special architectural or historic interest as required by the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to coming to this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D2 of the London Borough of 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer