

Application ref: 2025/0311/L
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EA Town Planning LTD
16 Francklyn Gardens
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 4
4-6 Duke's Road
London
WC1H 9AD

Proposal:

Installation of 2no dormer windows to rear roof slope.

Drawing Nos: Existing

2455-NMP-XX-ZZ-DR-B-00001, 2455-NMP-XX-ZZ-DR-B-000002, 2455-NMP-XX-B1-DR-B-000100, 2455-NMP-XX-00-DR-B-000100, 2455-NMP-XX-01-DR-B-000100, 2455-NMP-XX-02-DR-B-000100, 2455-NMP-XX-03-DR-B-000100, 2455-NMP-XX-RF-DR-B-000100, 2455-NMP-XX-ZZ-DR-B-000200, 2455-NMP-XX-ZZ-DR-B-00201, 2455-NMP-XX-ZZ-DR-B-00202, 2455-NMP-XX-ZZ-DR-B-00203, 2455-NMP-XX-ZZ-DR-B-00300, 2455-NMP-XX-ZZ-DR-B-00610, 2455-NMP-XX-ZZ-DR-B-00611

Proposed

2455-NMP-XX-ZZ-DR-A-000002, 2455-NMP-XX-03-DR-A-000100, 2455-NMP-XX-RF-DR-A-000100, 2455-NMP-XX-ZZ-DR-A-00201, 2455-NMP-XX-ZZ-DR-A-00202, 2455-NMP-XX-ZZ-DR-A-00203, 2455-NMP-XX-ZZ-DR-A-00300, 2455-NMP-XX-ZZ-DR-A-00610, 2455-NMP-XX-ZZ-DR-A-00611

Documents

Design and Access Statement (prepared by EA Planning, dated January 2025),
Heritage Statement (prepared by EA Planning, dated January 2025)

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:

Existing

2455-NMP-XX-ZZ-DR-B-00001, 2455-NMP-XX-ZZ-DR-B-000002, 2455-NMP-XX-B1-DR-B-000100, 2455-NMP-XX-00-DR-B-000100, 2455-NMP-XX-01-DR-B-000100, 2455-NMP-XX-02-DR-B-000100, 2455-NMP-XX-03-DR-B-000100, 2455-NMP-XX-RF-DR-B-000100, 2455-NMP-XX-ZZ-DR-B-000200, 2455-NMP-XX-ZZ-DR-B-00201, 2455-NMP-XX-ZZ-DR-B-00202, 2455-NMP-XX-ZZ-DR-B-00203, 2455-NMP-XX-ZZ-DR-B-00300, 2455-NMP-XX-ZZ-DR-B-00610, 2455-NMP-XX-ZZ-DR-B-00611

Proposed

2455-NMP-XX-ZZ-DR-A-000002, 2455-NMP-XX-03-DR-A-000100, 2455-NMP-XX-RF-DR-A-000100, 2455-NMP-XX-ZZ-DR-A-00201, 2455-NMP-XX-ZZ-DR-A-00202, 2455-NMP-XX-ZZ-DR-A-00203, 2455-NMP-XX-ZZ-DR-A-00300, 2455-NMP-XX-ZZ-DR-A-00610, 2455-NMP-XX-ZZ-DR-A-00611

Documents

Design and Access Statement (prepared by EA Planning, dated January 2025), Heritage Statement (prepared by EA Planning, dated January 2025)

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 As much of the original timber roof structure, sarking boards, internal historic plaster, and existing roofing slates shall remain undisturbed as is possible.

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.

- 5 Following construction of the proposed rear dormers the reinstatement of fabric should be in traditional materials. Original materials from the roof should be reinstated where possible (ie. roof timbers, sharking boards, roof tiles), or replicated where not (ie. chestnut laths and lime plaster).

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.

The site comprises two Grade II* listed terraces, part of a terrace of eight shops with accommodation on the upper levels, built c.1822. The buildings are noted as making a positive contribution to the character and setting of the Bloomsbury Conservation Area. The proposed works have also been assessed under parallel planning permission ref. 2025/0292/P.

Listed building consent is sought for the installation of 2no. dormer windows - one to each property - on the rear roof slope. Nos. 8, 10, and 12 Duke's Road feature existing rear dormer windows similar in design to those proposed. The planning record is silent for Nos. 8 and 10, while No. 12 was granted consent for a rear dormer in 1980 (ref. 30360). Given the history and anticipated date of the works, it is therefore considered that none of these properties can be taken as a precedent; however, the existing rear dormers - which are relatively sympathetic in style - are not considered to detract from the architectural significance of the listed terrace. Therefore, the principle of rear new rear dormers on the buildings is accepted and will not unduly impact the character of the host Grade II* listed buildings.

The proposed dormers will mimic the design, scale, and materiality of the existing dormers on other terraces in the group, resulting in a cohesive rear elevation along the whole terrace. They will each feature small timber-framed windows with eight panels and Georgian bars to match existing windows, and feature a sheet metal roof to match the appearance and profile of the adjacent dormers. Overall, the design and materiality of the dormers are considered acceptable for use on the listed buildings and will not unduly impact their special architectural or historic interest.

Demolition drawings have been submitted and reviewed by the Council's Conservation Officer. The drawings indicate disruption of the original fabric, but this is localised. It is considered that the introduction of dormer windows will result in limited (less than substantial) harm, which is outweighed by the benefit of introducing natural light and ventilation to the rear attic space. The submitted drawings demonstrate sufficient details to determine the application; however, a condition has been added to ensure that the original timber roof structure, sarking boards, internal historic plaster, and existing roof slates are to remain undisturbed as much as possible. Another condition has been included that following construction of the dormers, the reinstatement of fabric should be in

traditional materials using original materials where possible.

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

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development 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 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