

Application ref: 2024/3303/L  
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**Development Management**  
Regeneration and Planning  
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Town Hall  
Judd Street  
London  
WC1H 9JE

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Mr Mingxiang Chang  
42 Museum Street  
London  
WC1A 1LY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**42 Museum Street**  
**London**  
**WC1A 1LY**

**Proposal:**

Part-retrospective consent is sought to remove unlawfully installed external roller shutters, and install new internal grilles to the GF shopfront joinery.

**Drawing Nos:**

Heritage Statement; 2-102A\_Block Plan; Existing Photographs\_42-43 Museum Street\_05032025; Existing - 2-104B, 2-105B; Proposed - 3-104B, 3-105B, 3-106B, 3-107B; Retractable-Grilles-Product-Sheet; Grille Specifications Quote\_28.03.25

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 six months 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:

Heritage Statement; 2-102A\_Block Plan; Existing Photographs\_42-43 Museum Street\_05032025; Existing - 2-104B, 2-105B; Proposed - 3-104B, 3-105B, 3-106B, 3-107B; Retractable-Grilles-Product-Sheet; Grille Specifications Quote\_28.03.25

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 The application building at 42 Museum Street is the end property in a terrace of six houses with later Ground Floor shops that are Grade II Listed on the National Heritage List for England (No. 1322091) and is located in the Bloomsbury Conservation Area. The four-story terrace was constructed c.1700, re-fronted in 1855-64 and is formed in stucco with rusticated Ground Floors. The subject works relate to the Ground Floor retail unit at No.42 which is the presents to Museum Street and Little Russell Street. The front elevation to Museum Street has the main entrance door and a large format window, the side return elevation to Little Russell Street has two windows and a secondary entrance to flat 42A.

The application has been submitted in response to an Enforcement case raised (EN24/0494), where it was notified that external roller shutters had been installed to the shop windows without permission. The application works now seek to remove the unlawful external roller shutters that have posed harm to the character and appearance of the Bloomsbury Conservation Area and listed building as untraditional and incongruous features, and would make good the façade. New internal retractable grilles are then proposed to be installed to the GF shop windows, and a fixed grille panel to the inside of the entrance doors glazed upper pane.

The installation of the proposed grilles would not impact significant historic fabric internally and are substantially revisable. The colour of the grilles would be matched to the shopfront minimising their visual prominence when viewed from the street.

Removal of the external roller shutters will remediate the harmful unlawful alteration, and the proposed internal retractable grilles would preserve the

character and appearance of the Bloomsbury Conservation Area and the special interest of the listed building.

The application has been advertised in the press and by means of site notice, whereby there were no consultation responses.

- 2 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.

- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 **ENFORCEMENT ACTION TO BE TAKEN**

Prior to the installation of the internal grilles, the unlawful external roller shutters installed should be removed and facade of the building made good (with confirmation photos provided) within one month from the date of this


decision being issued. If the unlawful external roller shutters are not removed within the specified period, then the Borough Solicitor will be instructed to issue an enforcement notice alleging a breach of planning control in relation to the unauthorised external roller shutters.

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