

Application ref: 2025/1536/L
Contact: Alan Wito
Tel: 020 7974 6392
Email: Alan.Wito@camden.gov.uk
Date: 24 April 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

AVISON YOUNG (UK) LIMITED
65 Gresham Street
City of London
London
EC2V 7NQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Basement and ground floor unit
3 Bloomsbury Street
London
WC1B 3QE

Proposal:

Replacement of internal plasterwork and doors at ground and basement level.

Drawing Nos: Site location plan (Planning Portal Reference: PP-13929161v1); 001 Rev A; 002;

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:

Site location plan (Planning Portal Reference: PP-13929161v1); 001 Rev A; 002;

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:

The application building forms part of a terrace of three grade II listed buildings. It was constructed in circa 1766-67 as a house, but the front elevation was altered in circa 1845. The front elevation is faced in stucco with architectural detailing around the window openings and at the upper levels. The ground floor shopfront dates from the nineteenth century, likely when the building was re-fronted and the ground floor use changed to retail.

The building's special interest is partly derived from its front elevation, including its townscape value with neighbouring buildings and the wider Bloomsbury area. Internally, the ground and basement have been heavily altered, although the general layout is still legible.

The proposed works involve the replastering of the existing ground and basement levels as well as the insertion of a partition to separate off the front vaults.

Investigative works reveal that all plasterwork on both levels is modern plasterboard, attached to either the original brick or studwork. In order to improve the fire separation of the retail unit, it is proposed to replace all the plasterwork with new fire rated plasterboard. There are no historic features which will be impacted by these works. On the ground floor archway, there are mouldings, although it is not clear if these are historic, however, they are to be retained in any case.

In the basement a partition is installed which will separate off the front vaults from the rest of the area. Given this space has been heavily altered, this will not impact on the spatial qualities of this level of the building.

Any doors to be replaced are modern and therefore do not contribute to the special interest of the building.

No historic feature or fabric is affected by the proposals, and the general plan

form of the building maintained. The special interest of the listed building will be preserved.

As the works are internal to a grade II listed building, no public consultation was required. No comments have been received for this application from either the public or local groups.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). 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.
- 3 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) 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.

- 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.

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 printed name and title.

Daniel Pope
Chief Planning Officer