

Application ref: 2025/0927/L
Contact: John Nicholls
Tel: 020 7974 2843
Email: John.Nicholls@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

Tierney Architects Limited
14 Bevington Road
London
W10 5TN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 3
34 Museum Street
London
WC1A 1LH

Proposal:

Removal of existing roof structure and replacement with new structure

Drawing Nos: Site location plan; GA-051; GA-052; GA-053; GA-104; GA-106; GA-107; GA-109; GA-401; GA-402; GA-403; GA-404; Tierney Architects Schedule of Works dated 26/02/2025; Tierney Architects Heritage and Design and Access Statement dated 26/02/2025 and Tierney Architects Heritage Statement (undated).

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; GA-051; GA-052; GA-053; GA-104; GA-106; GA-107; GA-109; GA-401; GA-402; GA-403; GA-404; Tierney Architects Schedule of Works dated 26/02/2025; Tierney Architects Heritage and Design and Access Statement dated 26/02/2025 and Tierney Architects Heritage Statement (undated).

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 consent:

The site is the rooftop of a grade-II-listed corner townhouse making a positive contribution to the Bloomsbury Conservation Area.

The original butterfly roof has been largely replaced with a flat one, and decked, although a pitched section remains to the northeast. To the southwest, a flat-roofed structure allows access to the roof terrace and adjoins a much larger structure on the neighbouring property next door with a GRP pitched roof.

The proposals involves replacing the existing roof access with a larger structure. This will match that of neighbour but will have a properly detailed standing-seam metal roof. The walls will be timber framed and rendered to match the adjacent structure. Being a modern volume, double glazing is acceptable.

Given the historic detailing of the proposed roof, it is therefore considered that the proposal is not harmful to the special interest of the listed building or the character and appearance of the conservation area.

The Council's Conservation Team have reviewed the proposal and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

The Bloomsbury CAAC were notified but have not commented on the submissions. No other comments have been received during the public consultation.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area.

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 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.
- 3 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.
- 4 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.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer