

Application ref: 2025/0935/L
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Burd Haward Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Woburn Square
London
WC1H 0NS

Proposal:

External works comprising replacement of existing single-glazed windows with double-glazed units, blocking up one window to rear elevation, replacement/renewal of rainwater and soil pipes, installation of airbricks, and general repairs. Internal works comprising minor alterations to floorplans, new service fitouts, structural and fire safety upgrades, and other associated works.

Drawing Nos: (Prefix 2543_) E01_P1, E02_P1, E03_P1, E20_P1, E21_P1, L02_P1, L03_P1, L11_P1, L20_P1, L21_P1, Location Plan, Design and Access Statement (prepared by BHA, dated February 2025), Heritage Statement (prepared by Iceni, dated February 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:

(Prefix 2543_) E01_P1, E02_P1, E03_P1, E20_P1, E21_P1, L02_P1, L03_P1, L11_P1, L20_P1, L21_P1, Location Plan, Design and Access Statement (prepared by BHA, dated February 2025), Heritage Statement (prepared by Icení, dated February 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all replacement windows at a scale of 1:10 with typical glazing bar details at 1:1.

b) Plan, elevation and section drawings of all new joinery (replacement doors) at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Details of service runs and ventilation extracts for all new bathrooms/kitchens.

d) Details of new external rain/soil pipes and air bricks.

e) Plan, elevation and section drawings of internal floor strengthening and structural upgrades.

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 approval.

The site comprises a mid-block Grade II listed terrace, part of a terrace of nine houses (nos.10-18) located on the east side of Woburn Square. The houses were built c.1829 of yellow stock brick, and feature four-storeys plus

basements. 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. 2025/0924/P.

Listed building consent is sought for external works comprising replacement of the existing single-glazed windows with double-glazed units, blocking up of one window to the rear elevation, replacement and renewal of rainwater and soil pipes, installation of air bricks, and general external repairs and refurbishment. Internal works comprise minor alterations to floorplans, new service fitouts, structural and fire safety upgrades, and other associated works.

The replacement of the existing non-original single-glazed windows throughout with slimline double-glazed units is acceptable on environmental and historic grounds and will not unduly impact the historic significance of the host listed building. The existing windows do not feature historic glazing patterns, which will be reintroduced with the new windows resulting in an enhancement to the listed host building. Details of the new windows will be secured by condition to ensure suitability.

Along the rear elevation, a small window to the rear closet wing is proposed to be blocked up with matching bricks. This is considered minor and acceptable given the closet wing and window are non-original and not integral to the historic significance of the host building. The replacement and renewal of rainwater and soil pipes, installation of air bricks, and general external repairs are considered minor in scope and scale and will result in an enhancement to the host building; details of these works will be secured by condition. Overall, these works are not considered to impact the significance of the host listed building.

Internally, the proposed alterations to the floorplan are considered minor and will not impact on the significance or historic floorplan of the host listed building. Similarly, the new service fitouts for kitchens/bathrooms and heating, floor strengthening and structural upgrades, fire safety upgrades, and insulation upgrades are acceptable in principle; details will be secured by condition to ensure the works do not unduly harm historic fabric.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer