

Application ref: 2025/1085/L
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Date: 6 May 2025

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ATP
Brook House
2a Coventry Road
ILFORD
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
25 Old Gloucester Street
London
WC1N 3AF

Proposal:

Details to discharge Conditions 5c (window details) of listed building consent 2023/4902/L dated 30/7/24 for 'Extension of basement, conversion of front part of building at second and third floor levels from commercial/office space to create 2 x studio dwellings; second floor rear extension, and internal and external alterations.'

Drawing Nos: 23165_PL601; 23165_PL602; 23165_PL603; 23165_PL604;
23165_PL605; 23165_PL606; 23165_PL607; 23165_PL608; 23165_PL609;
23165_PL610; 23165_PL611; 23165_PL612; 23165_PL613; 23165_PL614;
23165_PL615; 23165_PL616; 23165_PL617; 23165_PL618; 23165_PL619;
23165_PL620; 23165_PL621; 23165_PL622; 23165_PL623; 23165_PL624;
23165_PL625; 23165_PL626; 23165_PL627; 23165_PL628; 23165_PL629;
23165_PL630; 23165_PL631; 23165_PL632; 23165_PL633; 23165_PL634;
23165_PL635;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for granting consent (approval of details):

The application building is a former boys' school which is grade II listed and situated in the Bloomsbury Conservation Area. The front part of the building is of architectural interest due to its period character and design, its contribution to the wider setting of the surrounding area, and its internal plan. It is also of historic interest as an example of a nineteenth century school and for its surviving historic fabric. The twentieth century extension at the rear is of no architectural interest and this is noted in the listed description.

Condition 5c) of listed building consent 2023/4902/L requires the submission of the following details:

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

The submitted details apply to the rear part of the building only. The new windows are to be constructed from aluminium and replicate the general arrangement and colour of the existing, although they will differ in terms of materials and frame profiles. The windows will largely not be visible from the public realm and will be on a part of the building noted as not contributing to its special interest. Where they will be visible in conjunction with the historic frontage, due the differences between existing fenestration in each part, there will be no harmful impacts as the existing relationship will be maintained.

As such, the proposed works will preserve the special interest of the listed building.

Public consultation was undertaken by means of a press notice and a site notice. Bloomsbury CAAC was also consulted. No responses were received. The site's planning history was taken into account when arriving at this decision.

The Council has had special regard for the desirability of preserving the special interest of the listed building and its setting, together with the character and appearance of the conservation area.

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 2024.

2 You are reminded that conditions 5a) (facing materials) and 5b) (fire escape railings) of listed building consent granted on 30/4/25 (2023/4902/L) are outstanding and require details to be submitted and approved.

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