

Application ref: 2025/1645/L  
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Date: 15 May 2025

**Development Management**  
Regeneration and Planning  
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Burd Haward Architects  
24 Wolsey Mews  
London  
NW5 2DX

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Connaught Hall University Of London**  
**36-45 Tavistock Square**  
**London**  
**WC1H 9EX**

Proposal:

Minor internal alterations to the third and fourth floors to provide improved warden's accommodation and to maintain student room numbers.

Drawing Nos: Design, Access & Heritage Statement; Existing site location plan; Existing Basement Plan; Existing GF Plan; Existing First & Second Floor Plans; Existing Third & Fourth Floor Plans; Existing 3F + 4F Plans with strip-out; Proposed 3F + 4F Plans; Existing Photographs (Photographic Survey).

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:

Design, Access & Heritage Statement; Existing site location plan; Existing Basement Plan; Existing GF Plan; Existing First & Second Floor Plans; Existing Third & Fourth Floor Plans; Existing 3F + 4F Plans with strip-out; Proposed 3F + 4F Plans; Existing Photographs (Photographic Survey).

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:

Connaught Hall is owned by the University of London. It comprises numbers 36-45 Tavistock Square, a terrace of 10 Grade II\* listed houses that date from 1825 and form the majority of the west side of Tavistock Square. The houses were extensively re-modelled and rebuilt when they were combined to form the current large student halls in the 1950s. The terrace was also extended at the rear and a mansard roof added to create a fourth floor.

The proposal relates to the relocation of the warden's accommodation from the south end of the third floor to the north end of the fourth floor.

The proposal will convert four student rooms (Nos. 401, 402, 447 & 448) located within the mansard roof at fourth floor level into a self-contained unit for the warden. In exchange the existing warden's accommodation is to be converted back to student rooms.

The proposed works do not affect the historic fabric, and no external alterations are proposed. Inspection of the Council's planning records show that a similar scheme received Listed Building consent previously (ref 2019/0363L).

As such, no harm will be caused to the special interest of the listed building.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Historic England was consulted, and responded on 17 April 2025, authorising the Council to determine the application as it thinks fit (with the letter stamped by the Secretary of State on

12 May 2025). 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 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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)

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- 6 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 of the signatory.

Daniel Pope  
Chief Planning Officer