

Application ref: 2025/0747/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24-28
Woburn Square
London
Camden
WC1H 0AA

Proposal:

Internal works to 27-28 Woburn Square. Outdoor seating area at the rear end of the building. Installation of a flagpole at the front of the building.

Drawing Nos: Site location plan; Design, Access and Heritage Statement; Schedule of Work; Drawings numbered: A-001; A-002; A-003; A-004; A-005; A-006; A-007; A-008; A-009; A-0010; A-0011; A-0012; A-0013; A-0014; A-0015; A-0016; A-0017; A-0018; A-0019; A-0020; A-0021; A-0022; A-0023; A-0024; A-0025; A-0026; A-0027; A-0028; A-0029; A-0030; A-0031; A-0032

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; Design, Access and Heritage Statement; Schedule of Work; Drawings numbered: A-001; A-002; A-003; A-004; A-005; A-006; A-007; A-008; A-009; A-0010; A-0011; A-0012; A-0013; A-0014; A-0015; A-0016; A-0017; A-0018; A-0019; A-0020; A-0021; A-0022; A-0023; A-0024; A-0025; A-0026; A-0027; A-0028; A-0029; A-0030; A-0031; A-0032

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:

Proposed new surfaces to all front steps.

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.

- 5 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:

Details of all new internal doors

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.

- 6 Notwithstanding the plans hereby approved no consent is hereby granted for the erection of a flagpole.

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 Site and Significance

24-28 Woburn Square is a Terrace of 5 houses. c1829. Built by James Sim, James Sim Jnr and Robert Sim. Its significance includes its architectural design and materials, planform, evidential value as a terrace of early C19th houses and its contribution to the character and appearance of the Bloomsbury Conservation Area.

Proposed Works

Internal works to 27-28 Woburn Square. Outdoor seating area at the rear end of the building. Installation of a flagpole at the front of the building.

Impact of Proposed Works on Significance

The internal works chiefly comprise the removal of later plasterboard partitions to the basement, third and fourth floors. This is considered to better reveal and enhance the significance of the listed buildings as it reinstates the original planform.

At ground floor it is proposed to create an opening between the front and rear rooms at Number 27 to match the scale and location of that already consented at Number 28. While it is very unlikely that the front and rear rooms were interconnected in this manner (the subject section of wall in the front room is clearly the buffet recess for the original dining room) the section of wall and skirting to be removed is later infill fabric suggesting a similar alteration had already taken place in the past. In any case, no historic fabric would be lost by the alteration, and a similar alteration has already been consented in Number 28 (in 1991: 9170124).

The internal doors to be removed are modern fire doors.

Externally a flag pole is proposed. This would not be acceptable on a listed building in commercial use as it detracts from the appearance of the site as a Georgian residential terrace. A condition has been added accordingly.

It is proposed to retile/recover the front step and basement steps. The existing finishes are cement and C20th tiles. There is no objection to the recovering of these in more appropriate materials but details are secured by condition.

The works in the rear yard are assessed under the accompanying planning permission. They are not considered to have an impact on the setting and significance of the listed building.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the

desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.

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.

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer