

Application ref: 2025/0677/P
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Date: 21 May 2025

Development Management
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Paramountbuilt
85
Great Portland Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

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

Proposal:

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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the plans hereby approved no permission is hereby given for the erection of a flagpole.

Reason: To preserve the positive contribution which the site makes to the setting of neighbouring listed buildings and to the character and appearance of the Bloomsbury Conservation Area.

Informative(s):

- 1 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).
- 2 The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies D2 Heritage and the London Borough of Camden Local Development Framework Development Policies. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

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 comprise decking and electric lights. The rear of the site is a small rear yard behind surrounded by other buildings and a brick wall. The proposed seating area and its attendant materials would not be visible from the public realm and would not harm historic fabric or the setting of the listed building or the character and appearance of the conservation area.

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.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

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.

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

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer