



Department of the Environment
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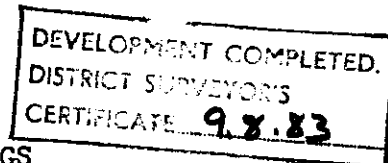
30 OCT 1979

Director of Planning and Communications
London Borough of Camden
Town Hall
Euston Road
LONDON
WC1H 8EQ

Your reference
M14/4/G/27841 & HB 2103
Our reference
HB 5008/270/216
Date
29th October 1979

Sir

TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY AMENITIES ACT, 1974
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS
IN CONSERVATION AREAS) REGULATIONS 1977
NOS 18, 19 AND 25 BURTON STREET, WC1



I am directed by the Secretary of State for the Environment to say that he has considered your Council's application submitted with your letter of 10 May 1979 for listed building consent for the alteration of Nos 18, 19 and 25 Burton Street WC1 which are on the statutory list of buildings of special architectural or historic interest in London Borough of Camden. The application was made in accordance with the provisions of regulation 11 of the above Regulations.

It is noted that following public advertisement of the proposals, objections to the application for listed building consent for the conversion of each of these properties to provide two four-person maisonettes were received from the Burton Street Residents Association, Mr D Freud, the owner of No 7 Burton Street, and from Mr C Joslin Palmer and Mr J P Nicholas Rule who jointly put forward alternative rehabilitation proposals. Representations were also received from the Georgian Group who, whilst not formally objecting to the proposals, expressed the hope that the buildings would not be spoilt by the proposed alterations.

The Residents Association were concerned about the possible loss of the character of the buildings. Their objection referred to the need to preserve, as far as possible, the existing internal layout of the properties and to safeguard the surviving architectural and historic features such as the size of rooms, doors and mouldings. Similarly, the owner of No 7 Burton Street was concerned that certain architectural and historic features might be lost. He thought it important that such features as that existing doors, fireplaces, shutters and moulded cornices should be retained as well as the existing chimney pots, fanlights and railings.

Both the Residents Association and the occupier of No 7 Burton Street questioned the need for the scale of your Council's conversion proposals, not least because they thought the proposals were financially extravagant. However, these are essentially matters relating to your Council's evaluation of its housing needs and are not thought relevant to the current application for listed building consent which has to be judged on its own merits. It is, however, noted that your Council has now re-assessed these needs and that revisions have been made to the proposed housing-mix in the Burton Street programme as a whole.

It is also noted that the Greater London Council raised no objection to your Council's proposals subject to the following conditions:

- (i) that all new work and work of making good shall match the existing original work as closely as possible in terms of materials, detailed execution, external joinery profiles, and in the case of external brickwork in face-bond and pointing;
- (ii) that in rooms where cornices and skirtings are retained, they shall be continued in facsimile around new partitions;
- (iii) that detailed drawings in respect of any replacement external ironwork and joinery shall be approved by officers of the GLC prior to that part of the work being put in hand;
- (iv) that all new windows shall be wooden framed double-hung sliding sashes, and that window shutters (folding and vertical sliding) shall be retained;
- (v) that any modification to provide external refuse storage shall be approved by officers of the GLC before that work is put in hand.

It is understood that your Council will comply fully with these conditions except that outlined at (ii) above in respect of which your Council have stated that, in rooms where cornices and skirtings are retained, they shall be continued in facsimile (if practicable), otherwise in simple 'period' sections to match the originals as closely as possible.

Your Council have also stated that all existing railings, front doors, fanlights and chimney pots will be retained and that where these features are missing, replacements will be installed to match the originals.

In the circumstances, no reason is seen to withhold the consent sought and, accordingly, the Secretary of State hereby grants listed building consent for the alteration of Nos 18, 19 and 25 Burton Street in accordance with your Council's application dated 29 December 1978 and the submitted drawings TC70/c, TC70/39-1 and /40-1. This letter does not convey any approval or consent required by any enactment, byelaw, order or regulation other than Sections 55 and 56 of the Town and Country Planning Act, 1971.

A copy of this letter is being sent to the Greater London Council.

I am Sir
Your obedient Servant



P L ALSEY