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**SUBMITTED VIA PLANNING PORTAL**

Date 18 December 2014  
Our ref 0379/AG-J  
Your ref LBC

Dear Sir / Madam

**3-4 Endsleigh Street, London, WC1H 0EA**

Please find attached an application for listed building consent for internal alterations to these listed buildings.

A Certificate of Proposed Lawful Use has established that a proposed conversion of an existing office (B1a) building into two separate offices does not constitute development. This was granted under reference 2014/6675/P on the 2 December 2014. A copy of the Certificate is attached for ease of reference.

In support of the application we provide the following information:

1. Nos. 3 and 4 Endsleigh Street were originally separate dwellings. When converted to offices they were linked and there exist single doorways between 3 and 4 on all floors apart from the basement. The result of these works was to create open plan offices spanning both buildings and a single office use involved both buildings. However, both properties retained their separate land registry entries – LR273982 in the case of No. 3 and LR268483 in the case of No. 4.
2. It is now proposed to separate the buildings but retain them in B1 (a) use. The separation can be readily achieved by infilling the existing single doorways on all floors apart from the basement. In the 1976 basement extension an internal partition wall will be constructed to complete the subdivision and separation of the properties and a rear window will be infilled.
3. All of the works are internal, with the exception of the infilling of the window in the 1976 basement. It is acknowledged that due to their Grade II listed status, listed building consent for these minor internal alterations is required, and this is the subject matter of this application.
4. The listing entry for these buildings records that:

CAMDEN

TQ2982SE ENDSLEIGH PLACE

798-1/94/389 (North side)

28/03/69 Nos.1-7 (Consecutive)

Passfield Hall and attached railings

GV II

Terrace of 7 houses, now a hall of residence. c1825. Built by Thomas Cubitt. Darkened brick with stucco ground floor, 3 bays at each end rusticated. 4 storeys and basements. Each former house with 3 windows, Nos 1 & 7 with single window returns to Taviton Street and Endsleigh Street respectively. Symmetrical facade with projecting central (No.4) and end bays (Nos 1 & 7). Round-arched entrances, Nos 2 & 5 with pilaster-jambs carrying cornice-heads; radial patterned fanlights and panelled doors; Nos 3, 4 & 6 doorways converted for use as windows. Nos 1 & 7 with entrance porches on returns. Reddened, gauged brick flat arches to recessed sashes, central bays with architraves and round-arched ground floor windows. Continuous cast-iron balcony at 1st floor level to casement windows. On end bays pilasters rise through 1st and 2nd floors to carry cornice at 3rd floor. Pilaster strips on attic storey. Cornice and blocking course. Returns with pilasters and ornamental panel between 1st and 3rd floor windows.

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

(Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: - 1949: 103).

5. The listing does not highlight any specific internal feature of interest. This was clarified in a pre-application consultation undertaken in August 2013 with the Council when it was established that 'The application site retains much of its late Georgian character. The front elevation is well preserved with fanlights, historic front doors, balconies with cast iron railings at 1st floor level, original lightwell railings and some original 6 over 6 sash windows. To the rear the buildings have been extended at basement level with a large single storey flat roofed extension. This straddles the site boundary, aligning with the southern elevation of the closet wing to no.4 and infilling a substantial amount of the former rear garden to no.3. Two half width closet wings project at basement, ground and 1st floor levels. These are shown in plan form by the time of the 1875 OS map, but could of course be earlier. Whilst there is older historic brickwork to the base of no.4, the closet wing of no.3 has been more comprehensively altered, with modern brickwork and unsympathetic fenestration. Above basement level however the rear elevation is coherent and attractive with sash windows, arched headed windows to the staircase and original brickwork'.
6. The pre-application response confirmed in respect of the interior that 'Internally the buildings have been altered, particularly within no.4 and over the upper levels of no.3. However, the original layout remains legible within the basement, ground and 1st floors of no.3, demonstrating a typical two room deep plan form (a wall to the internal store room is all that is missing at basement level). The stair compartment is intact within both properties, with what appears to be an original stone cantilevered staircase. This rises up to the attic storey in no.4 (with modified newels over the upper sections) whilst no.3 has a secondary staircase in its traditional position from 2nd-4th floor level, although it is not clear to what extent the fabric is original or historic. Although the buildings have suffered from significant alteration, there are still timber shutters throughout and timber

spandrel panels beneath many of the windows. Original sashes can be found in many of the openings on both the front and rear elevations. However, no cornices survive and very few doors – the small half glazed door to the top of the ground to basement staircase in no.4 is a charming exception’.

7. In summary, the subject property currently comprises Nos. 3 and 4 combined into providing one office. A certificate of proposed lawful use has confirmed that the subdivision of the property into two separate B1 (a) does not constitute development. The proposed works to effect this subdivision require internal works primarily of infilling existing doorways and the infilling of a window in the 1976 basement extension. These are the works that feature in this application for listed building consent. A review of the listing description and information provided in response to a pre-application enquiry in August 2013 confirm that the internal works do not impact the significance of the heritage asset.
8. In conclusion, it is our view that the proposals are able to satisfy the statutory obligations of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require that for development that affects a listed building or its setting, a local planning authority must 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. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. The internal works will not harm the interest in the building.

This application comprises:

- a. This covering letter
- b. Copy of LDC
- c. Redline plan identifying the property – SKMBT\_C35141020181800
- d. Drawings:
  - a. RIO 0235-AD-00: Ground Floor Alterations
  - b. RIO 0235-AD-00B: Basement Alterations
  - c. RIO 0235-AD-001: First Floor Alterations
  - d. RIO 0235-AD-002: Second Floor Alterations
  - e. RIO 0235-AD-003: Third Floor Alterations
  - f. RIO 0235-AD-004: Fourth Floor Alterations
  - g. RIO 0235-AE-MRE: Rear Elevations - Alterations

I trust that this application can proceed to validation and registration. If there are any queries or additional information is required please contact me.

Yours faithfully



Alan Gunne-Jones MRTPI

**Managing Director**  
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