

Mr. Robert Malcolm  
Flanagan Lawrence  
66 Porchester Road  
London  
W2 6ET

Application Ref: **2015/1269/L**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

2 September 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**6 Bloomsbury Square**  
**London**  
**WC1A 2LP**

Proposal:

Refurbishment of a four storey and basement Grade II\* office building including internal alterations, upgrade of mechanical and electrical services, new lift, roof condensers and proposed single storey rear extension at lower ground floor level.

Drawing Nos: A00-000 Rev D; 20556\_01\_P; 20556\_02\_P; 20556\_03\_P; A-00-99 Rev B; A-PL-300; A-PL-301; A-10-099 Rev C; A-10-100 Rev B; A-10-101 Rev B; A-10-102 Rev B; A-10-103 Rev B; A-10-104 Rev B; A-10-200 Rev B; A-10-201 Rev B; A-10-202 Rev B; A-90-400; A-21-703 Rev B; A-21-706 Rev B; A-72-002 Rev B; SK100715\_001; SK100715\_002; SK100715\_003; SK100715\_004; SK100715\_005; SK100715\_006; SK100715\_007; SK100715\_008; SK100715\_009; 1442-M-101-C1; 1442-M-102-C1; 1442-M-103- C1 dated 8 August 2015; A23-099 Rev B; A23-100 Rev C; A23-101 Rev B; A23-102 Rev B; A23-103 Rev B; A23-104 Rev B; A23-700 Rev A; A23-701 Rev A dated 6 July 2015; SF1862 dated 21 July 2015; Scope of Works version F prepared by Flanagan Lawrence dated 20 August 2015; Background noise survey and plant noise impact assessment prepared by Gillieron Scott, dated 12 February 2015; Letter entitled Impact of Structural works at roof level prepared by Heyne Tillett Steel dated 5 August 2015;



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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Notwithstanding the approved drawings and support documents no works to remove paint to any external area of the building is authorised by this consent without prior approval of details. Those details shall include the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority, as advised by Historic England, before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No cleaning of brickwork or stonework, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Those details shall include the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority, as advised by Historic England before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Notwithstanding the approved drawings and support documents a door and window schedule shall be submitted detailing proposed works for repair and for all new windows and doors throughout. Plan, elevation and section drawings shall be submitted of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Notwithstanding the approved drawings and support documents no works to the stairs in the front lightwell is authorised by this consent without prior approval of details. Those details shall include detail drawings or samples as appropriate and shall be submitted to and approved in writing by the Council as local planning authority, as advised by Historic England before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the approved drawings and support documents no works to the under pavement vaults is authorised by this consent without prior approval of details. Those details shall include detail drawings or samples as appropriate and shall be submitted to and approved in writing by the Council as local planning authority, as advised by Historic England before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding approved drawings and support documents approved as part of this permission, cleaning of stone steps shall only be undertaken by a gentle water wash with hand held brushes without chemicals or abrasive agents.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 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:

a) Details of all service runs demonstrating the relationship of new pipework with the structure of the building.

b) Plan, elevation and section drawings of at a minimum scale of 1:10 with detailed drawings at 1:1, as appropriate, showing: new service cupboards, bulkheads and boxing in including risers and pipework, air handling equipment, communications technology equipment and lighting, and showing the relationship between all new fixtures and fittings to historic wall panelling, skirting and cornices.

c) Plan, elevation and section drawings of new LED uplights on the third floor.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Notwithstanding Drawing A-23-101 Rev B referred to in this decision notice, all historic floorboards shall be retained in situ. Where required to be temporality lifted to renew or install services they shall be gently lifted without the use of mechanical tools and shall not be cut or trimmed. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Notwithstanding the Scope of Works Revision F re-laid floorboards shall only be nailed in place and not be screwed down.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Notwithstanding the approved drawings and support documents a fireplace schedule and associated plan shall be submitted at a minimum scale of 1:20.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 14 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 16 No aerials, plant, equipment or means of enclosure shall be erected other than as indicated on the approved drawings, unless otherwise agreed in writing by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The application is for internal alterations including upgrading kitchen and bathrooms, fitting out new bathrooms, replacing the existing lift and introducing air conditioning. Externally a new rear extension is proposed at ground floor. Conditions have been attached to ensure the details of the works are sensitive to

the historic building, and the proposals are acceptable in listed building terms, not harming the significance of this Grade II\* listed building.

Public consultation was undertaken by placement of a press and site notice, whereby one response was received and duly taken into account.

Historic England was consulted, whereby it provided a letter of authorisation for listed building consent with conditions that need to be discharged prior to any of the relevant works commencing.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126 - 141 of 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment