

Mr Simon Finn
Tuffin Ferraby Taylor
18 Holborn
London
EC1N 2LE

Application Ref: **2016/0947/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

6 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Great Queen Street
London
WC2B 5AA

Proposal:
Installation of waterproof membrane to pavement vault.
Drawing Nos: 27363/OSO1 (Location Plan); 27363/100 REV A; 27363/200; Design,
Access & Heritage Statement; Delta Membrane Specification and Details

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 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.

- 3 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.

Informative(s):

- 1 Reason for granting listed building consent:

The site is a grade II*listed building, built c.1710. The proposal involves the installation of waterproof membrane and pump to under-pavement vault. The works are justified by the current problems with damp and water ingress; this has been exacerbated by the application of a non-breathable render which appears to have been present for many years. The proposed membrane includes an 8mm void against the wall surface, which will not be affected by the proposals, and is proposed to be installed on top of the existing floor, with timber plywood flooring installed above the membrane to prevent damage. The system is reversible and does not affecting the structure or the current level of breathability of the vault walls. The proposals include an area of excavation within the floor (1100x1100x750mm), positioned away from the walls and stepped entrance, to allow for the installation of the pump. The vault currently has a non-original concrete floor, therefore this part of the proposal is considered to be acceptable. For these reasons the impact is not considered to result in harm to the special interest of the grade II* listed building.

Public consultation was undertaken by placement of a press notice and site notice. One response was received from the Covent Garden Community Association on 15/03/2016, who had no objection to the proposals. Historic England was consulted, whereby a response was received on 08/03/2016 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice.

The site's planning history was taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

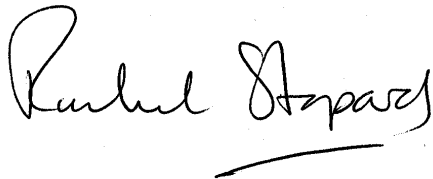
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment