

Mrs Maja Myall
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Application Ref: **2015/5749/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

13 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:
Creation of structural opening in the basement, new motorised dumb waiter between basement and ground floor level, replacement of existing laminated floor finish with oak herringbone parquet, removal of plasterboard to internal walls to expose original brickwork and new structural beam.

Drawing Nos: Site Location Plan; 1578 02-01 REV C; 1578 03-02; 1578 03-99; 1578 05-01 REV A; 1578 04-01 REV A; 1578 08-02; 1578 03-01 REV E; 1578 01-10; 1578 01-01 REV B; Design & Access Statement prepared by Blenheim Design; Timber Ceiling & Plaster Investigation Report prepared by Hutton & Rostron; Structural Report prepared by Civic Engineers.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



Informative(s):

1 Reasons for granting listed building consent:

The site is a grade II*listed building, built c.1710. The proposals involve the installation of a new structural beam to the spine wall at ground floor level, the creation of a new opening within a structural wall at basement level, the installation of a new motorised dumb waiter between basement and ground floor level within an existing shaft, the removal of plasterboard to internal walls to expose original brickwork and the replacement of existing laminated floor finish with oak herringbone parquet flooring.

The proposed structural interventions at ground floor level are necessary due to the partial failure of a non-original timber transfer beam that has caused deflection of the structure above. The Structural Report submitted as part of the application concludes that this timber beam was under-sized and did not have the capacity to support the calculated loads of the upper floors. The original timber beam is proposed to be retained due to its historic and architectural value with a new steel beam inserted below with steel columns positioned alongside the existing party wall and timber post and a steel spreader beam at floor level, to support the existing structure. Alternative solutions were considered (detailed in section 3 of the Structural Report), but ruled out due to the resultant harmful visual impact on the interior and potential harm causes to existing masonry. The proposed steel beam will be encased with 24mm thick fireboard and the proposals will have a similar appearance and finish to the existing downstand.

The replacement of the existing dumb waiter, the replacement of non-original flooring and the removal of plasterboard all relate to elements that are not considered to contribute to the building's special interest and are therefore acceptable. The proposed new opening within a structural wall at basement level has been kept to a minimum possible size and is justified by the proposed uses of these rooms.

For the above reasons the impact is considered to be justified and not to result in harm to the special interest of the grade II* listed building.

Revised drawings were required during the application process due to some works to the internal layout at basement level had been undertaken prior to the consent; the drawing set submitted therefore contains 'pre-existing', 'existing' and 'proposed' plan and section drawings.

Public consultation was undertaken by placement of a press notice and site notice. One response was received from the Covent Garden Community Association, who had no objection to the proposals. Historic England was consulted, whereby a response was received on 15/12/2015 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.

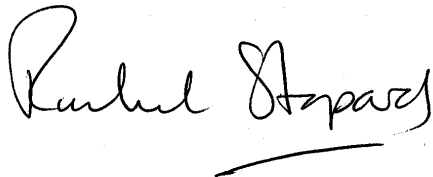
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London 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).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment