

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

Application Ref: **2016/1493/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

29 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Bloomsbury Square
London
WC1A 2LP

Proposal:

Revisions to basement plan as approved in Listed Building Consent 2015/1269/L, dated 2 September 2015, and proposed re-covering of 3 fireplace surrounds.

Drawing Nos: 20556-02-P; A-10-099 Rev H; A-23-300; A-23-400 Rev B; A-23-401 Rev B; A-32-710 Rev A; A-74-700; A-74-701; Clandon Bolection Fireplace Specification.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 The site is a grade II* listed house built in 1744 to designs by Henry Flitcroft. A comprehensive programme of refurbishment and services upgrade works were approved under listed building consent 2015/1269/L, granted 02/09/2016 for : 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. The current proposals, namely minor alterations including the removal of cupboards from Room B.9 and the relocation of the kitchen and W.C. from Room B.6 to Room B.9 and the reinstatement of fireplaces within the rooms 0.8, 1.1 and 1.5. The proposed basement layout relocates the WC unit to room B.9 , which is considered to be a more appropriate location, enabling room B.6 to remain a single space. The initial proposals to box in the exposed fireplaces has been revised to instead propose the reinstatement of fireplace surrounds, which is considered to enhance the internal character of the rooms affected. 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. No responses were received. Historic England was consulted and initially raised an objection to the proposed fireplace treatment, however following revisions to the proposals a response was received on 26/04/2016 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.

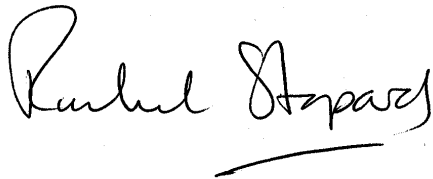
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 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, 5 Pancras Square, London N1C 4AG (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, 5 Pancras Square, London N1C 4AG (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 Supporting Communities