

Mr James Gorst  
James Gorst Architects Ltd  
House of Detention  
Clerkenwell Close  
London  
EC1R 0AS

Application Ref: **2016/0810/L**  
Please ask for: **Fergus Freney**  
Telephone: 020 7974 **3366**

25 May 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**35 Lamb's Conduit Street**  
**London**  
**WC1N 3NG**

Proposal:  
Insertion of an access door to the front basement area and the tanking of basement vaults to form kitchen laundry and boiler room and internal alterations associated with conversion of 5x1bed self contained flats to a 1x Single Family Dwelling House;

Drawing Nos: 0100; 0120; 0140; 0160; 0170; 0171B; 1000 B; 1001 B; 1010A; 1011 A; 1020 A; 1021; 1030 A; 1031; 1040 A; 1050; 1060B; 4005; LCS\_12 001; Sketch #101; Tanking Vaults Method Statement (2016); Heritage Statement

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 Any additional external pipework shall be of cast iron and black painted to match the original in terms of style, design and appearance.

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 Any internal alterations to block existing internal doors shall retain the original door and doorway in a locked position with the rear reversibly boarded up

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 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.

- 5 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.

Informative(s):

- 1 Reasons for granting consent.

Permission was previously granted on 23/03/2014 (ref: 2013/4271/P) for the conversion 5x1bed flats into 2x flats; with a 3bed maisonette from ground to 4th floor and 1x1bed flat at basement level. The proposal also included a rear extension and the installation of a staircase within the front lightwell to access the basement flat.

This scheme would see the 5x1bed flats converted into 1xdwelling house to span all floors including basement level; the proposal is part retrospective with a doorway having been installed under the front lightwell 'bridge' to access the front vaults -which have been tanked and turned into a kitchen. The approved rear extension has been erected already.

Policy DP2 states that the Council will resist the net loss of two or more homes unless they create large homes in parts of the borough with a relatively low proportion of large dwellings. Bloomsbury is considered to be a ward which suffers from a low proportion of family sized dwellings. Furthermore, CPG2 (Housing) states that census data for 1991 and 2001 shows that in both years fewer than 26% of households in Bloomsbury (and other wards with a low proportion of family dwellings) lived in homes with 5 or more rooms. Providing for the development of more large homes in these wards contributes to the objective of creating mixed and inclusive communities set out in the NPPF and policy CS6 of Camden's Core Strategy.

The principle of converting the 5x1bed flats to a larger family unit has been established as acceptable under the previously approved application. Based on this the proposal is considered to comply with policy DP2 and would be a non-material change to the approved scheme as it would result in an appropriately sized family dwelling. It is also considered that from a heritage aspect the removal of the previously approved access steps in the front lightwell from the proposal will help to preserve the character and special interest of the listed building and will preserve and enhance he character and appearance of the conservation area in accordance with policy DP25.

The retrospective works to install a doorway under the lightwell bridge and tanking of the basement vault have been reviewed by the Council's conservation officer and enforcement team and following suggested revisions to the doorway (which have been implemented) is considered to be acceptable and does harm the character or special interest of the listed building.

One objection has been received prior to making this decision and has been duly considered. The planning history of the site and surrounding area has been taken into account when coming to this decision.

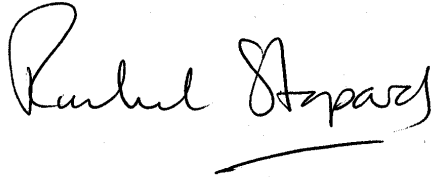
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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'. The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard  
Director of Supporting Communities

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