

Mr Gregory Munson  
Gregory Munson RIBA  
34 Raglan Street  
London  
NW5 3DA

Application Ref: **2016/2491/L**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

6 July 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**30 Museum Street**  
**London**  
**WC1A 1LH**

Proposal: Internal alterations associated with a change of use of upper floors from ancillary retail space (Class A1) to self-contained office space (Class B1a).

Drawing Nos: 2C; 3D; 8D; and 9D.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 All timber and plaster works including floorboards, doors, joinery, cornices and plaster walls and ceilings shall be retained during and after works unless otherwise hereby approved 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.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the proposed fire lobbies shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of the new fire lobbies at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informatives:

- 1 Reasons for granting listed building consent.

The works would allow the upgrading of the property for modern day office accommodation whilst retaining the character, layout and fabric and features of interest thus preserving the significance of the late Georgian building.

The key issues to consider in this instance are how the services required for office

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accommodation, such as fire upgrading, sound upgrading measures, kitchens and bathrooms, would affect the building's structure, character and layout. The creation of a door to the existing flat roof is also a key consideration. The proposal has adequately demonstrated the elements set out above can be accommodated with no harm being caused to the building.

The layout would only be affected by the creation of new lobbies for fire protection purposes. A suitably worded condition has been attached to this consent which requires details of these lobbies to ensure they are suitably installed with minimal damage to any original features to the original building.

A new partition at 2nd floor level to provide a family bathroom is proposed. Partitions in the location shown are typical in building of this age and as such its insertion would not conflict with the historic layout.

The application has demonstrated that the position of the kitchen and sanitary ware would not disrupt the features of the building and the waste can be extracted without harm to the fabric or visual appearance of the interior.

There would be a requirement to fire line the ground floor section of the staircase to provide adequate separation between the retail unit and access to the office accommodation on the upper floors. This would cause some harm but the impact is off-set by the removal of the existing partitioning to the staircase at 2nd floor level. As such this element of the work has a neutral impact.

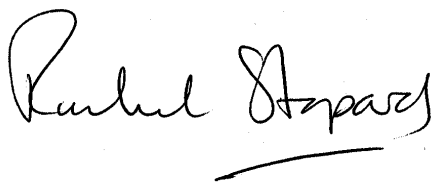
The site's planning history was taken into account when coming to this decision.

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 March 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

Rachel Stopard  
Executive Director Supporting Communities

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