

David Cluer  
Floors 1-3  
37 Museum Street  
London WC1A 1LQ

Application Ref: **2016/6522/L**  
Please ask for: **Catherine Bond**  
Telephone: 020 7974 **2669**

16 February 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted and Warning of Enforcement Action**

Address:  
**Floors 1-3**  
**37 Museum Street**  
**London**  
**WC1A 1LQ**

Proposal:  
Erection of partition to subdivide front room at 3rd floor level.  
Drawing Nos: Site Location Plan; Pre-existing 3rd Floor Plan; Proposed 3rd Floor Plan;  
Photos 1, 2, 3, 4, 5; Design & Access and 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 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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed mid-terraced property of four storeys situated in the Bloomsbury Conservation Area, with a shop on the ground floor and offices on the three upper floors. The upper floors have recently been upgraded and modernised to create individual office suites.

The current proposal comprises the erection of an internal stud and plasterboard partition containing a timber panelled door to divide the third floor front room into two separate smaller rooms, accessed from an internal lobby leading directly off the main landing and staircase.

Unauthorised works have previously taken place on the third floor of the property, including the erection of a partition containing a door which divides the front room. This partition has a staggered configuration which impacts adversely on the historic plan form of this level of the listed building. Initially, consent was sought for the retention of these works; however, the proposals have been revised to address the harm caused. By seeking a differently configured dividing partition, simpler rectilinear spaces are created which are more in keeping with the historic character of the property and its internal features, and which respects the fenestration pattern of the three sash windows in the main front elevation. The revised proposals are considered to be acceptable and will not cause harm to the special interest of the grade II listed building.

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, policies DP24

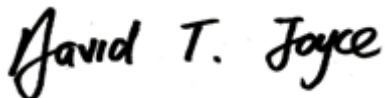
and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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).
- 4 If the works hereby approved to remedy the unauthorised works at third floor level, including the erection of a partition of a staggered configuration in the front room,, are not completed within 3 months of the date of this decision notice the Council will issue a Listed Building Enforcement Notice.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities