

Mrs Elena Weale
FPA
Middlesex House
34/42 Cleveland Street
London
W1T 4JE

Application Ref: **2017/3683/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

12 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
53-54 Doughty Street
London
WC1N 2LS

Proposal: Internal alterations including the installation of partition walls at basement level and within the modern extension to the rear at ground floor level; removal of false chimney breast and suspended ceilings at ground floor level; various other general repair and refurbishment works.

Drawing Nos: Site Location Plan LO 0010; DE 1000; DE 1001; DE 1002; DE 1003; EX 1000; EX 1001; GA 2000; GA 2001; GA 6500; GA 6500; Design and Access Statement prepared by Fletcher Priest Architects, dated 26/06/2017; Heritage Appraisal prepared by Portico Heritage Ltd, dated June 2017.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan LO 0010; DE 1000; DE 1001; DE 1002; DE 1003; EX 1000; EX 1001; GA 2000; GA 2001; GA 6500; GA 6500; Design and Access Statement prepared by Fletcher Priest Architects, dated 26/06/2017; Heritage Appraisal prepared by Portico Heritage Ltd, dated June 2017.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 4 No works to clean any brickwork or stonework is authorised by this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The application site is a pair of buildings linked internally that form part of a terrace of Grade II listed former townhouses, located on the east side of Doughty Street within the Bloomsbury Conservation Area. The houses were built c.1807-9, as part of the development of the Doughty estate c.1790. No.53 was the home of Thomas Cubitt from 1837-49 and by 1953 nos.53-54 were in the ownership of the Society of Lithographic Artists, when the two properties were linked through openings within the party wall. A single storey rear extension was added to the rear of no.54 in 1961.

The proposals include the installation of partition walls at basement level, which is currently open plan; this will help to restore a sense of the original plan form at this level. Partition walls are also proposed within the modern extension to the rear at ground floor level. The proposed removal of boarding to front windows at basement level, the removal of a false chimney breast within the rear room of no.54 at ground floor level and the removal of modern suspended ceilings also at ground floor level, all of which is considered to better reveal and enhance the building's character. Other general repair and refurbishment works are also welcomed, including the cleaning and restoration of the existing mosaic floor within the entrance hall to no.54. Overall the proposals are considered to preserve the building's special

architectural and historic interest.

No objections have been received prior to making this decision. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

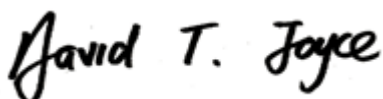
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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, Judd St, Kings Cross, London NW1 2QS (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



David Joyce
Director of Regeneration and Planning