

Fresson and Tee
Fresson and Tee Ltd
1 Sandwich Street
London
WC1H 9PF

Application Ref: **2017/1405/L**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

25 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
29 Museum Street
London
WC1A 1LH

Proposal: Installation of 3 No. external heat pump units to flat roof at top of building, and internal units with associated internal and external alterations. Refurbishment of first, second and third floors including various internal alterations.

Drawing Nos: 23544P01C, 23544P02B, 23544P03A, 23544-P04D, 23544P005D, 23544P06B, 23544P07A, 23544-E00, 23544-E01, 23544-E02, 23544-E03, 23544-E04, 23544-E05, 23544-E06, 23820/PNA Rev 1 Acoustic Report, Design and Access 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's details of fire upgrade to existing doors.
- b) Details of ceiling lights, including manufacturer's specifications, number and location.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 23544P01C, 23544P02B, 23544P03A, 23544-P04D, 23544P005D, 23544P06B, 23544P07A, 23544-E00, 23544-E01, 23544-E02, 23544-E03, 23544-E04, 23544-E05, 23544-E06,

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting listed building consent

The application seeks to carry out the refurbishment of the first, second and third floors of an existing four storey Grade II listed building in use as offices. The site lies within the Bloomsbury Conservation Area.

Works include installation of three heat pump units to the flat roof, noise insulation, rewiring, services and lighting and x2 heating/cooling units and associated pipework, secondary glazing to windows and fire upgrade to doors.

The building has been subject to former internal alterations to accommodate services, largely comprising surface mounted conduits and boxing. Internal units at first floor would be wall mounted, but would not interfere with any architectural details. Pipes and cables would run internally through a corner conduit and beneath floorboards adjacent the original joists and would therefore minimise impact on the building's fabric.

The existing floorboards would be lifted, refurbished and replaced, with acoustic installation installed above the joists, which would not harm the building's fabric or special interest. The replacement W.C. would likewise not have a detrimental impact.

Chasing of electrical wires into ceilings and walls would be an improvement over the existing exposed conduits and is acceptable. No alterations are proposed to existing joinery within the rooms. The existing concrete hearths would be replaced with slate, which is more sympathetic to the historic character. The proposed

lighting is acceptable in principle, but details of the ceiling lights will be required by condition to ensure their design is acceptable. Existing doors would be retained and upgraded for fire regulations by methods to be required by condition. The proposed secondary glazing is acceptable subject to details to ensure the sashes align with the existing.

On balance, the proposed works would facilitate the continued occupation of the listed building in its current use by improving the office space for modern use. The development would not result in harm to the building's special architectural or historic interest.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

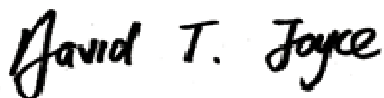
Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local 2017, with particular regard to policy D2. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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
Director of Regeneration and Planning