

Mr McEvoy  
Mr McEvoy  
Second Floor  
118a London Wall  
London  
EC2Y 5JA

Application Ref: **2017/6034/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 1017

29 January 2018

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**42 Doughty Street**  
**London**  
**WC1N 2LF**

#### Proposal:

Partial demolition of existing 3 storey rear closet wing and erection of replacement 2 storey closet wing with single storey side-return extension; repair and restoration of historical exterior and interior elements on all floors associated with change of use to a single dwellinghouse; replacement fenestration across front elevation.

Drawing Nos: 145 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev B, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 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:

145 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev B, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 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 work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent

The proposed design and heritage approach would work with the existing building's plan form and would retain architecturally and historically significant features and detailing. The proposed demolition of the late 19th century closet wing is considered to be justifiable due to its overall low level of significance, and the principle of its replacement with a modern extension is supported. The demolition of the top storey of the existing closet wing between the 1st/2nd floor levels and reinstatement of a sash window demonstrates clear heritage benefits. Consideration has also been given towards maintaining the distinction between the original rear elevation and the new extension, which is welcomed.

Although the proposed extension would be more contemporary in design with dark metal door frames, it would be finished in brick skin to match the existing rear façade, whilst still appearing as a clearly differentiated modern intervention.

The proposed removal of the Edwardian plate glass windows and reinstatement of

6/6 sash windows to the front elevation and the replacement of the modern fanlight is supported.

The proposals have been revised following previous pre-application advice and consultation with the Council's Conservation Officer. Overall the proposals are considered to preserve and enhance the special character of the listed building and are acceptable.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were 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.

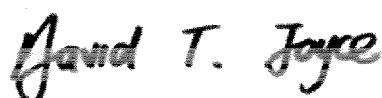
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 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 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 search for 'environmental health' on the Camden website 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

