

Fresson and Tee
Fresson and Tee Ltd
6th Floor Queens House 55-56
Lincoln's Inn Fields London WC2A
3LJ

Application Ref: **2017/6677/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

14 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
29 Museum Street
London
WC1A 1LH

Proposal:
Internal alterations and refurbishment of 2nd and 3rd floor offices.
Drawing Nos: Location plan, 26963 E01, 26963 E02, E03, E04, E05, E06, P01, PO2B,
P03A, P04, P05, P06A, design and access statement (partially superseded)

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:



Location plan, 26963 E01, 26963 E02, E03, E04, E05, E06, P01, PO2B, P03A, P04, P05, P06A, design and access statement (partially superseded)

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.

- 4 a) Notwithstanding the approved drawings, the secondary glazing must be installed behind the sash windows.

b) Notwithstanding the approved drawings, the stair partition should be carefully removed and any surviving bannisters retained.

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 site is a flat above a shop of the 18th century, now offices, listed grade II and making a positive contribution to the Bloomsbury Conservation Area. The premises retains much of its original floorplan, along with various historic fittings such as cupboards, skirting boards, etc.

The applicant wishes to secondarily glaze the windows, introduce a new doorway between the front and rear rooms on the third floor, remove a division on the stairs between the two upper storeys, and demolish a modern partition on the third floor. He also wishes to resite previously consented fan units.

The front-to-back partition on the third floor does not land centrally between two windows and interrupts the cornice. It is therefore assumed not to be either historic or in the correct position.

Proposals to remove the fitted cupboards have been omitted from the application while proposals to demolish the dividing walls between front and back rooms on each floor have been reduced to a single new doorway on the third floor. It is noted that on drawing P07, the secondary glazing is shown as being outside the sash window. This is not consented in this decision. If any bannisters are discovered once opening-up begins on the stairs, they must be retained.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision. No public consultation was necessary for this application as the works are of an internal nature only.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

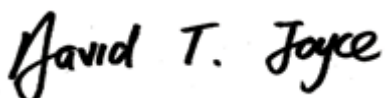
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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

