

Application ref: 2018/4084/L
Contact: Laura Hazelton
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Date: 3 October 2018

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

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 (amendments to listed building consent approval 2017/6034/L, granted 29/01/2018, to remove staircase)

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 C, 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 permission.

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 C, 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 application seeks to vary the previously approved ground and basement floor layout by way of the removal of the staircase. The approved winding stair was situated partially over an existing vault; however, after opening up on site, it appears that the proposed stair may impinge on the roof of the vault more than anticipated. The current application seeks to replace the approved staircase with new walk on glazing within the timber floor to provide light to the basement level.

The works would involve less intervention than previously approved, and the walk on glazing (which would sit adjacent to the previously approved walk-on glass cut-outs in this location) would allow for an appreciation of the location of the original lightwell.

The Council's Conservation Officer has assessed the proposals and does not object to the revised proposal. The full impact of the proposals has already

been assessed by virtue of the previous consent granted on 29/01/2018 under reference number 2017/6034/L.

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.

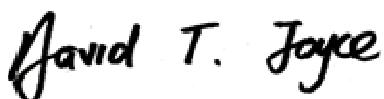
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2018.

- 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