

Application ref: 2018/1006/L  
Contact: John Diver  
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Date: 24 October 2018

**Development Management**  
Regeneration and Planning  
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JMS Planning & Development Ltd  
Valley Farm  
Rumburgh Road  
Wissett  
IP19 0JJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**49 Marchmont Street  
London  
WC1N 1AP**

Proposal:

Internal alterations to GII listed building to facilitate subdivision at first to third floor levels into three flats including layout changes and new openings. External alterations including replacement rear dormer windows and retention of rear extended flue; roof, façade and gutter repairs and rationalisation of services

Drawing Nos: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 Rev D, 11 Rev E, 12 Rev D, 13 Rev D, 14 Rev C, 15 Rev D, 16 Rev C, 17 Rev E, 18 Rev E.

Supporting documents: Heritage Assessment prepared by Bridget Shephard, Architect; Planning and Design and Access statement prepared by JMS Planning & Development Ltd; Survey of Significance (ref.19 - 26); Conditions Surveys (ref 27-34); Covering Letter (dated 15 Jan 18);

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: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 Rev D, 11 Rev E, 12 Rev D, 13 Rev D, 14 Rev C, 15 Rev D, 16 Rev C, 17 Rev E, 18 Rev E, 36.

Supporting documents: Heritage Assessment prepared by Bridget Shephard, Architect; Planning and Design and Access statement prepared by JMS Planning & Development Ltd; Survey of Significance (ref.19 - 26); Conditions Surveys (ref 27-34); Covering Letter (dated 15 Jan 18);

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 Any replacement slates to the roof shall be of reclaimed welsh slate in line with sample received by the Council on March 15th 2018.

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.

- 5 All proposed secondary glazing shall remain in accordance with the details outlined on drawing no.36 (secondary glazing detail)

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 proposed development has been revised significantly and reduced in scope to address concerns raised by planning and conservation officers. As such the proposal would now include minimal external alterations and various elements seen as harmful to the building's significance have been omitted. The proposed subdivision is now considered to be proposed in a manner which would not disrupt the hierarchy of any historic room volume and would not lead to a significant loss of historic plan form or fabric. Internally, the host building is in very poor condition at upper floors and the proposed development would allow for the building to be sensitively restored.

Following the submission of revisions, the design and layout of the proposed flats would maintain the character and appearance of the host property. Further details in relation to roof tile samples and secondary glazing details have been submitted to the council and are considered appropriate. Conditions are recommended to ensure that these elements are completed in line with these details. Subject to the suggested conditions, it is not considered that the proposed works would lead to any harmful impact to the grade II listed building due to their design, scale and limited intervention.

Subject to the recommended conditions, the proposal is overall considered suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning