

Application ref: 2018/2970/L  
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Date: 7 November 2018

**Development Management**  
Regeneration and Planning  
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Ingleton Wood LLP  
1 Alie Street  
London  
E1 8DE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1 Taviton Street  
London  
WC1H 0BT**

Proposal:

Internal refurbishments and alterations to improve and modernise existing living accommodation. External repairs to be undertaken where required to finishes, cladding, doors and windows.

Drawing Nos: Application form, TAV - IW - XX - XX - DR - A - 1002 - Site Plan, TAV - IW - XX - XX - DR - A - 1001 - Site Location Plan, 811618 - Taviton Street - Design and Heritage Statement - Rev A(2), TAV - IW - XX - XX - DR - A - 1502 - Exstg

Sections\_Elevations, TAV - IW - XX - XX - DR - A - 1500 - Exstg LwrGrnd\_1st Plans, TAV - IW - XX - XX - DR - A - 1501 - Exstg Mezz\_2nd\_3rd\_4th Floor Plans, 811618 - XX - XX - DR - A - Proposed\_Listed-2302 - 1st\_2nd(2), 811618 - XX - XX - DR - A - Proposed\_Listed-2301 - LwrG\_Grnd(2), 811618 - XX - XX - DR - A - Proposed\_Listed-2303 - 3rd\_4th(2), 1 - Lower Ground Floor(2), 2 - Ground Floor(2), 3 -First Floor(2), 4 - Second Floor(2), 5 - Third Floor(2).

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: Application form, TAV - IW - XX - XX - DR - A - 1002 - Site Plan, TAV - IW - XX - XX - DR - A - 1001 - Site Location Plan, 811618 - Taviton Street - Design and Heritage Statement - Rev A(2), TAV - IW - XX - XX - DR - A - 1502 - Exstg Sections\_Elevations, TAV - IW - XX - XX - DR - A - 1500 - Exstg LwrGrnd\_1st Plans, TAV - IW - XX - XX - DR - A - 1501 - Exstg Mezz\_2nd\_3rd\_4th Floor Plans, 811618 - XX - XX - DR - A - Proposed\_Listed-2302 - 1st\_2nd(2), 811618 - XX - XX - DR - A - Proposed\_Listed-2301 - LwrG\_Grnd(2), 811618 - XX - XX - DR - A - Proposed\_Listed-2303 - 3rd\_4th(2), 1 - Lower Ground Floor(2), 2 - Ground Floor(2), 3 -First Floor(2), 4 - Second Floor(2), 5 - Third Floor(2).

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 Notwithstanding the approved drawings, consent is not granted for the installation of a 'pod' style bathroom in the rear room at first floor level.

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 Notwithstanding the approved drawings consent is not granted for the installation of the kitchens in the position shown. Detailed plans showing the relocation of the ktichens ensuring they do not cut across chimney breasts or other architectural features shall be submitted to and approved by the Local Authority prior to this part of the works commencing.

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.

- 6 Details of the external staircase leading from ground to basement level and the door leading to the basement flat shall be submitted to and approved by the Local Authority prior to this part of the works commencing.

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 1 Taviton Street is a grade II listed building within the Bloomsbury conservation area. The building forms part of a terrace of 12 built by Thomas Cubitt. Set over four storeys with an attic and basement, the building is constructed from darkened stock bricks with a stucco ground floor. The building has previously been divided into flats, however many historical features survive internally, such as cornices and joinery.

The proposals are to upgrade the building by introducing secondary glazing throughout and making some alterations to the modern partitions to create open plan living spaces. The majority of the alterations take place in the rear extensions, and as a result do not affect the significant elements of the plan form. Within the open plan living rooms, the plans show the kitchens cutting across the chimney breasts. This element of the proposal is not considered acceptable as even though many of the historic fireplaces have been removed, the chimney breasts are an historical architectural feature that should be visible upon entering the room. The chimney breasts should not be compromised by modern fixtures and fittings. A condition has been added to the consent ensuring plans showing the relocation of the kitchens are submitted to and approved by the local authority prior to this part of the works going ahead. Conditions have also been added to the consent omitting the pod bathroom from the scheme and requesting further details of the external staircase leading from ground to lower ground floor level and the door leading into the basement flat.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

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).

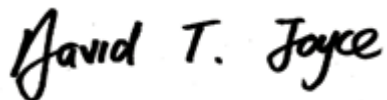
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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