

Application ref: 2017/6724/L
Contact: Patrick Marfleet
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Date: 7 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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Johanna Molineus Architects
22 Great Chapel Street
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W1F 8FR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Bloomsbury Place
London
WC1A 2QA

Proposal:

Extension to basement, reconstruction of existing ground floor rear extension, replacement first floor rear extension, reinstatement of chimney stacks at roof level, installation of 5x AC units at roof level and to rear courtyard, provision of terrace at roof level and erection of balustrading, reinstatement of original 2nd floor staircase, and associated internal alterations.

Drawing Nos: 257.04-101 INFO, 257.04-102 INFO, 257.04-102 B, 257.04-200 F, 257.04-101 E, 257.04-001, 257.04-950, 257.04-100 F, 257.04-103 D, 257.04-104 D, 257.04-105 D, 257.04-160, 257.04-161, 257.04-150, 257.04-201 E, 257.04-202 B, 257.04-203 D, 257.04-204 D, 257.04-205 P2, 257.04-260 P2, 257.04-261 P2, 257.04-250 P3, 257.04-251 P3, TPS Building Services Drawings dated November 2017, Johanna Molineus Architects Design and Access Statement, Johanna Molineus Architects photo survey, Acoustic Assessment Report dated 09/11/2017, MNP Basement Construction Method Statement dated November 2017, CampbellReith BIA Audit dated August 2018.

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:

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 Prior to the commencement of works in the relevant area, a method statement, including a detailed plan of the floor structure in the area of the second floor where the original staircase is to be reinstated, with detailed existing and proposed section drawings at min 1:20 showing the existing arrangement and proposed arrangement, including the junction of new fabric with old, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Detailed drawings of the existing and proposed internal elevations of the rear basement vaults to be retained, indicating the proposed junction of new fabric with old., shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun: The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Detailed plan and section drawings at min 1:10 of any repair required to the original staircase, with detailed elevation drawings at min 1:10 of new facing

joinery (balusters, handrail, etc.);

b) Samples of those details to be provided on site for inspection and approval by the Council's Conservation Officer.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings at a minimum of 1:10 in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) all works to retained doors including fire prevention measures, new door closers and ironmongery
- b) details of the doors to be removed, and drawings of all new replacement doors including sections at 1:10, to include architraves, door closers and ironmongery.
- c) all new windows, including sections of typical sills and reveals.
- d) new fire places and new railings

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 8 Before the brickwork is commenced, sample materials or a sample panel is to be provided on site for inspection and approval by the Council's Conservation Officer, with submission of product specification for approval in writing, of:
- (i) Brickwork, indicating bond, mortar mix and pointing, to be used in construction of the basement vaults and the closet wing WC extension.
 - (ii) All other new facing materials, including roofing.

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 application property forms part of a group of buildings (1-4 Bloomsbury Place) that were constructed in the late eighteenth century and were subjected to significant internal and external alterations during the mid-nineteenth century.

The proposed reconstruction of the rear closet wing at first-floor level is considered acceptable, subject to securing details of the proposed new windows, frames and glazing bars, and a suitable brick match, by conditions attached to the listed building consent. Similarly, the inelegant form of the rear extension at ground floor level does not contribute to the special interest of the property and its reconstruction on the same footprint would help to reinstate its domestic character, which is welcomed.

The proposed roof terrace is not considered harmful in design and conservation terms as it would require no modification to the existing flat roof structure at the site. A late-Victorian timber and wired-glass pitched rooflight would be removed without harm and is also considered acceptable.

Officers are satisfied that the size, scale and design of the proposed stair enclosure at roof level would not be harmful to the special interest of the host building, and its very limited visibility from surrounding streets would ensure no harm is caused to the character of the surrounding conservation area. The reinstatement of the chimneys would be a welcome heritage benefit and would help to balance the additional alterations to the historic character arising from the addition of furniture and railings at roof level.

With regard to the current proposal, the removal of the existing secondary stair, which provides access to the top floor of the property, would be harmful to the character of the host building as it is fine historic fabric which evidences the adaptation of the house in a manner typical of a later period. However, because of its situation it came at the cost of the top flight of the original stair at the property. The applicant has provided a detailed photographic survey and study of the rest of the listed terrace, Nos. 1-4, which demonstrates that this is an arrangement particular to No. 4, rather than a consistent feature of the terrace's nineteenth-century refurbishment. Since the house's principal source of special interest is as a house of the turn of the eighteenth century, the reinstatement of the original stair and stairwell to its full height is considered to represent a substantial heritage benefit that would justify the loss of the secondary stair that dates from a later period.

The proposed demolition and rearrangement of internal partitions and non-historic joinery, within the historic building are considered acceptable, particularly in the case of the removal of partitions from the first-floor front and third-floor rear rooms which represent significant heritage benefits by reinstating the properties historic volumes. Opening a new door from the front lightwell, suitably recessed from the edge of the front door bridge, would allow the removal of the door inserted in the front façade at this level, bringing a further heritage benefit. The addition of a new secondary stair from third-floor level, reversing the arrangement of the existing access to roof level, is also considered acceptable in terms of its impact on the special interest of the building. An internal elevation of the new landing arrangement and 1:10 and 1:20 sections and details will be secured by condition.

- 2 The proposed excavation works beneath the hard-landscaped rear yard are considered acceptable. The new basement would maintain adequate soil depth at the site and the internal proportions of the space are not excessive and

would not harm the pronounced hierarchy of spaces within the historic building. The proposal would also maintain adequate separation between the newly excavated space and the original arrangement of the lower-ground floor rear of the building, with its legible sequence of service and ancillary rooms and circulation spaces preserved. The exposed-brick wall enclosing the largest of the historic rear vaults from the lightwell, the rear doorway from the stairwell and the passageway opening on to the two small brick vault spaces, would all be retained to achieve this separation. No loss of fabric in this area, additional to that hereby consented, will be acceptable in the course of detailed design.

Given the above, the harm caused by the proposed development arises almost entirely from loss of non-original historic fabric, which has been justified by careful historic analysis, and is generally carried out in the cause of reinstating a more historic arrangement. One exception is in the case of the excavation at the rear of the basement, where some original fabric would be lost. However, this loss is mitigated by careful design, justified in part by the loss of useable floorspace in reinstatement of the original stair, and is, with other elements of harm, outweighed by heritage benefits arising from the reinstatement of historic room volumes, the better presentation of the fabric, and reinstatement of the truncated original stair which all represent public benefits.

No objections were received prior to making this decision. The planning history of the site and surrounding area have been 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 proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

- 3 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).
- 4 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.
- 5 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

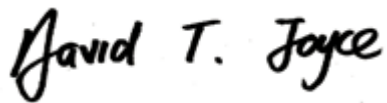
health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning