

Application ref: 2018/5007/L  
Contact: Colette Hatton  
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Date: 14 January 2019

**Development Management**  
Regeneration and Planning  
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EDO Design & Construction Ltd.  
Unit D1B Up Bounds Green Industrial Estate Ringway  
London N11 2UD United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**8 Woburn Walk  
London  
WC1H 0JL**

Proposal:

Internal alterations and repainting of shop sign.

Drawing Nos: Application form, Site Location Plan\_8 Woburn Walk, Design and Access Statement\_8 Woburn Walk\_Shopfront\_181016, PA06\_Existing basement floor photos(1), PA05\_Existing ground floor photos(1), PA02\_Existing basement floor plan(1), PA04\_Proposed basement floor plan, PA03\_Proposed ground floor plan(1), PA01\_Existing ground floor plan.

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, Site Location Plan\_8 Woburn Walk,

Design and Access Statement\_8 Woburn Walk\_Shopfront\_181016, PA06\_Existing basement floor photos(1), PA05\_Existing ground floor photos(1), PA02\_Existing basement floor plan(1), PA04\_Proposed basement floor plan, PA03\_Proposed ground floor plan(1), PA01\_Existing ground floor plan.

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 Details of the replacement floor shall be submitted to and approved by the Council prior to this part of the works going ahead.

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 8 Woburn Walk is a grade II\* listed building within the Bloomsbury conservation area. The building was constructed in 1822 by Thomas Cubitt and forms part of a terrace of six shops. Each shop has an ornate wooden shopfront that forms a distinct character.

The proposals are to replace the floor tiles and light fittings at basement and ground floor level. To remove the wall tiles at basement and ground floor and to repaint the shop sign.

The flooring, light fittings and wall tiles are not historic and do not contribute to the significance of the building, their removal is therefore welcome. The proposed track lighting is surface mounted and will not harm any historic fabric. Details of the replacement floor have not been submitted, a condition will be added to the consent requesting these details before this part of the work commences.

The repainting of the shop front will improve its appearance and is welcome.

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. Historic England have been consulted and have raised no concerns, the Secretary of State has approved

the response. 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.

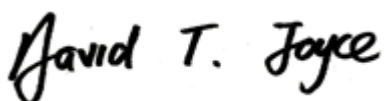
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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