

Application ref: 2019/0281/L
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 18 March 2019

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

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Rigby and Rigby
Bridgeway House
Bridgeway
Stratford-Upon-Avon
CV37 6YX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
54 Huntley Street
London
WC1E 6DD

Proposal:

Internal alterations to a self contained flat and self contained maisonettes and alteration of external door at lower ground floor to window.

Drawing Nos: 163_100 Site Location Plan(2)
163_200-204 Existing Plans(2)
163_250-254 Proposed Floor Plans(2)
163_253 Rev A - Second Floor Plan REVISED
163_254 Rev A - Third Floor Plan REVISED
163_450-454 Proposed Internal Elevations(2)
163_460 Proposed Front Elevation
163_551 REV_Sash window joinery detail

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: 163_100 Site Location Plan(2)
163_200-204 Existing Plans(2)
163_250-254 Proposed Floor Plans(2)
163_253 Rev A - Second Floor Plan REVISED
163_254 Rev A - Third Floor Plan REVISED
163_450-454 Proposed Internal Elevations(2)
163_460 Proposed Front Elevation
163_551 REV_Sash window joinery 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.

- 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: 54 Huntley Street forms part of a late 18th Century Grade II listed terrace situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares. The application seeks to make minor internal changes to improve the existing living accommodation and replace the existing door at lower ground floor level with a window. The internal works are sensitive to the host building, revealing features including curved walls which have been covered in earlier, less sensitive refurbishments to the building. Following concerns raised regarding the loss of fabric and impact on floorplan, amendments were made to the scheme to address the issues, removing the bathroom from the third floor. It is noted that the existing door at lower ground floor level is modern, it is common within the group for the door to be replaced with a window and the existing brick arch would be retained. For this reason, the exterior works are also considered acceptable.

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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer