

Application ref: 2019/0906/L
Contact: Rose Todd
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Date: 25 March 2019

Development Management
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Mr Tom Cloherty
Tuffin Ferraby Taylor LLP
18 Holborn
EC1N 2LE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
60 Carey Street
London
WC2A 2JB

Proposal:

A package of repairs are proposed including repair of the entrance steps and redecoration the property.

Drawing Nos: LP01 Location and block plan

E01 Existing front elevation

P02 Proposed step details and photograph of existing steps

Design and Access Statement including Heritage Statement

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:

LP01 Location and block plan
E01 Existing front elevation
P02 Proposed step details and photograph of existing steps
Design and Access Statement including Heritage Statement

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.

60 Carey Street was built in 1731-2 as a business and town house for Richard Foley, an MP and bencher of Lincoln's Inn. The building is listed Grade II*

The house of 3 storeys plus a basement is built of dark stock brick with red brick dressings. There is a brick cornice below parapet and moulded bands at 1st and 2nd floor level. The building is double-fronted with 3 vertical bays. On the ground floor there are late 18th century sash casements with external wood shutters. Central to the front elevation is a recessed Doric porch which dominates the elevation. The front door is accessed by a step of two limestone steps which are the subject of this application.

Unfortunately the stonework of the steps was previously chemically treated and this has resulted in the disintegration of the surface and spalling of the stone. The steps are now both unsightly and a trip hazard.

The proposal is to replace the steps with set of new limestone stone steps replicating the profile of the steps before chemical treatment.

The proposed works will have a positive impact on the historic significance of the building and the contribution that it makes to the character and appearance of the Bloomsbury Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character

and appearance of the conservation area and special interest of the listed building, under s.66 and 72 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 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer