

Application ref: 2018/4722/L
Contact: Colette Hatton
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Date: 3 April 2019

Development Management
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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:

Rewiring and damp proofing.

Drawing Nos: Application form, Site Location Plan_8 Woburn Walk(1), JD Wards Report and Proposal 8WoburnWalk72044b(2), Design and Access Statement_8 Woburn Walk_Damp proofing_20190208 (AWH)(2), Reissue Heritage Statement 20184722L (Rewiring and damp proofing) 08.02.18(2), PA05_Existing ground floor photos(2), PA02_Existing Basement Floor(2), PA01_Existing Ground Floor(2), PA06_Existing basement floor photos(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:

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 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 lower ground floor is currently very damp as a result of rising damp. The proposals are to insert a cavity drainage membrane to alleviate the damp and allow the building to dry out.

The CDM will cover the floor and full height of the walls. Any moisture will be directed to the rear of the property and will exit via the modern rear extension.

There is little historic fabric at this level and any that survives will be protected during the works.

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 also been consulted, they are happy for the Council to determine the application. 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 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