

Application ref: 2019/1158/L
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 22 May 2019

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

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www.camden.gov.uk/planning

PrelimStudios
24 Kingscroft
Wimblebury
Cannock
WS122GT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
1 New Square
London
WC2A 3SA

Proposal:

Internal works including repair and renewal of plaster to existing perimeter walls to facilitate fire regulation compliance where required.

Drawing Nos: L24_850_Proposed Section Details_P1 (Revised)

L24_110_Proposed Second and Third Floor Plans_P4 (Revised)

L24_01_Location Plan_P1.pdf

L24_10_Existing Second and Third Floor Plans_P1.pdf

L24_02_Block Plan_P1.pdf

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:

L24_850_Proposed Section Details_P1 (Revised)
L24_110_Proposed Second and Third Floor Plans_P4 (Revised)
L24_01_Location Plan_P1.pdf
L24_10_Existing Second and Third Floor Plans_P1.pdf
L24_02_Block Plan_P1.pdf

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 Flat A, 1 New Square forms part of 11 chambers built c.1690-97 by Dr Nicholas Barbon (with the top storey added in the 18th Century), four storeys with basement and in brown brick with red brick dressings and stucco basements. The group of buildings are Grade II* listed and 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 flat is currently undergoing refurbishment as approved under application refs 2018/2085/L and 2018/2047/P and this proposal seek to upgrade the fire and acoustic integrity of the compartment walls. The scheme originally incorporated the removal of the lath and plaster from the compartment walls, however following concerns raised by the LPA and Historic England, the proposal has been amended to show the fixing of overboard to the lath and plaster to preserve the historic fabric of the building. The proposed works would serve to preserve the significance 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 objected originally to the scheme but following the amendments described above, issued a letter of authorisation which has been stamped by the NPCU. 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer