

Application ref: 2019/1358/L  
Contact: Colette Hatton  
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Date: 3 June 2019

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

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Stanesby Architecture  
Stanesby Architecture, Build Studios  
203 Westminster Bridge Road  
London  
SE1 7FP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**1 Taviton Street**  
**London**  
**WC1H 0BT**

Proposal:

Alterations to the plan form.

Drawing Nos: Application form, A-1-010-Location Plan(1), 1803-1 Taviton Street- D & A, 1803-S-4-DOR - 1 Taviton Street Door Photographic Survey, A-4-062-4F Planning, 1803-S-4-FIR - 1 Taviton Street Fireplace Photographic Survey, A-4-041-Proposed SF Planning, A-4-021-Proposed GF Planning, A-4-031-Proposed 1F.Mez Planning, A-4-011-Proposed LG Planning, A-4-011-Proposed LG Planning, A-1-010-Site Plan(1), A-4-071-Roof Planning, 1724-Zone B-Planning Comparison, 1803-E-5-015-Fall Protection Details L3-W01, A-3-041-Demolition SF Planning, A-3-021-Demolition GF Planning, A-3-031-Demolition 1F Planning, A-2-031-Existing 1F.Mez Planning, A-3-051-Demolition TF Planning, A-3-011-Demolition LGF Planning, A-2-051-Existing 3F Planning, A-2-061-Existing 4F Planning, A-2-021-Existing GF Planning, A-2-041-Existing SF Planning, A-2-071-Existing Roof Planning, A-2-011-Existing LGF Planning, D-4-011-Proposed Door LG-D01(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: Application form, A-1-010-Location Plan(1), 1803-1 Taviton Street- D & A, 1803-S-4-DOR - 1 Taviton Street Door Photographic Survey, A-4-062-4F Planning, 1803-S-4-FIR - 1 Taviton Street Fireplace Photographic Survey, A-4-041-Proposed SF Planning, A-4-021-Proposed GF Planning, A-4-031-Proposed 1F.Mez Planning, A-4-011-Proposed LG Planning, A-4-011-Proposed LG Planning, A-1-010-Site Plan(1), A-4-071-Roof Planning, 1724-Zone B-Planning Comparison, 1803-E-5-015-Fall Protection Details L3-W01, A-3-041-Demolition SF Planning, A-3-021-Demolition GF Planning, A-3-031-Demolition 1F Planning, A-2-031-Existing 1F.Mez Planning, A-3-051-Demolition TF Planning, A-3-011-Demolition LGF Planning, A-2-051-Existing 3F Planning, A-2-061-Existing 4F Planning, A-2-021-Existing GF Planning, A-2-041-Existing SF Planning, A-2-071-Existing Roof Planning, A-2-011-Existing LGF Planning, D-4-011-Proposed Door LG-D01(2).

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 1 Taviton Street is a grade II listed building within the Bloomsbury conservation area. The building forms part of a terrace of 12 built by Thomas Cubitt. Set over four storeys with an attic and basement, the building is constructed from darkened stock bricks with a stucco ground floor. The building has previously been divided into flats, some historical features survive internally, such as cornices and joinery.

The application seeks consent to remove modern doors and replace them with fire rated doors, to remove modern fireplaces and to reconfigure the plan form of the mezzanine level of the rear extension.

The removal of the modern doors is welcome, the replacement doors are in keeping with the character of the building whilst also being fire rated. The removal of the modern fireplaces is fine, the chimney breast will be retained and a more suitable fireplace can be installed at a later date. The reconfiguration of the plan form on the mezzanine level does not harm the historic plan form or any historic fabric but makes better use of the space.

The proposed works will not harm the special interest of the grade-II-listed building.

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+Re>

quirements+%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  
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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 above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer