

Application ref: 2019/2200/L  
Contact: Rose Todd  
Tel: 020 7974 3109  
Date: 17 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Property Tectonics  
Titan Court  
3 Bishops Square  
Hatfield  
al10 9na

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**250 Gray's Inn Road**  
**London**  
**WC1X 8JR**

Proposal:

The proposed works to be undertaken are as follows:- 1. Renewal of rear ground floor extension glazed roof. 2. Redecoration of ground floor shopfront. 3. Repair GF to LGF staircase.

Drawing Nos:

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:

Design and Access Statement

J9648-000 - Lower ground floor plan  
J9648-001 - Ground floor plan  
J9648-002 - Existing first floor plan  
J9648-005 - Existing front elevation  
J9648-006 - Existing/Proposed rear elevation  
J9648-007 - Site plan

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.

- 4 Prior to the commencement of works, a method statement covering work to the staircase, including details identifying which treads are to be replaced shall be submitted to and approved in writing by the local planning authority.

Notwithstanding the submitted paint colour details for the shop front prior to the commencement of works a paint colour for the repainting of the timber shop front is to be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 to grant listed building consent (delegated):

250 Gray's Inn Road is one of a terrace of four early 19th century houses. Listed Grade II on 14 May 1974 the terrace is of three storeys plus basement and built of yellow stock brick.

Nos 244, 246 and 248 have historic wooden shopfronts. The shopfront of No. 250 however dates from the 20th century.

No 250 is dilapidated and in such a state of disrepair as to be currently uninhabitable.

Unfortunately for the historic integrity of the building extensive unauthorised works have commenced which include the removal of original plaster, ceilings

and floors. The rectification of this unauthorised work is not covered by this application.

Approval is sought for the renewal of the glazed roof to a rear ground floor extension. This extension was retrospectively approved and is of no historic architectural merit. The proposed roof is considered acceptable in as much as it imparts no further harm to the architectural significance of the building.

The planning record is silent on the status of the current 20th century shopfront and associated awning and signage. The shopfront is in a state of dilapidation and is much in need of refurbishment and repainting. I support the repainting of the shopfront however I do not agree that RAL 3020 (Traffic red) is an appropriate colour for a listed shopfront especially given the more traditional colours of the adjacent listed buildings. The choice of a more traditional colour would enhance the character and appearance of the streetscape as well as the visual aesthetic of this listed terrace. The presence of the red/brown corporate colours of Costa a little further down the road opposite cannot be used to justify the choice of red either since the Costa façade simply highlights the aesthetic harm non-traditional shopfronts and colours can cause to the visual integrity of the streetscape.

Auxiliary signage for which there is no consent should be removed.

Similarly there appears to be no consent for a shop awning.

The staircase which appears to be contemporary with the original construction of the building is in need of repair. Repair work (not whole scale replacement) to the ground floor and lower ground floor section of the staircase is supported. Repairs should be kept to the minimum necessary. Dilapidated treads should be replaced with timber treads of an identical design/profile and timber species.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 National Planning Policy Framework.

- 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer