

Application ref: 2019/1132/L
Contact: Patrick Marfleet
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Date: 24 July 2019

Development Management
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Johanna Molineus Architects
22 Great Chapel Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**3 Bloomsbury Place
London
WC1A 2QA**

Proposal: External and internal alterations throughout including works to existing partitions and staircases, erection of single storey rear extension at ground floor level, installation of 5 x AC units to rear courtyard and provision of terrace at main roof level with associated balustrading.

Drawing Nos:

257.04-001, 276.03-002 P1, 276.03-100 P2, 276.03-101, 276.03-102, 276.03-103, 276.03-104, 276.03-105, 276.03-150, 276.03-160 P2, 276.03-200 P3, 276.03-201 P3, 276.03-202 P2, 276.03-203 P2, 276.03-204 P2, 276.03-204 P2, 276.03-250 P2, 276.03-260 P3, 276.03-261 P4, Design and Access Statement dated February 2019, Report VA2563.190128.NIA.

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: 257.04-001, 276.03-002 P1, 276.03-100 P2, 276.03-101, 276.03-102, 276.03-103, 276.03-104, 276.03-105, 276.03-150, 276.03-160 P2, 276.03-200 P3, 276.03-201 P3, 276.03-202 P2, 276.03-203 P2, 276.03-204 P2, 276.03-204 P2, 276.03-250 P2, 276.03-260 P3, 276.03-261 P4, Design and Access Statement dated February 2019, Report VA2563.190128.NIA.

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Typical details of new roof terrace railings, including materials, finish and method of fixing and all new windows, including sections of typical sills and reveals.

b) Detailed plan and section drawings at a scale of 1:10 of the replacement third floor staircase, with detailed elevation drawings at min 1:10 of new facing joinery (balusters, handrail, etc).

c) Details of the doors to be removed, and drawings of all new replacement doors including sections at 1:10, to include architraves, door closers and ironmongery.

d) A full scale sample panel of no less than 1m by 1m indicating the colour, texture, face-bond and pointing of the brickwork to be used in the construction of the rear extension including details of the proposed roofing material.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application property forms part of a group of buildings (1-4 Bloomsbury Place) that were constructed in the late eighteenth century and were subjected to significant internal and external alterations during the mid-nineteenth century.

The size and scale of the proposed single storey rear extension is considered to represent a subordinate addition that would not cause harm to the historic significance and character of the listed building. Furthermore, the extension would be connected to the main building via the existing late 19th century rear scullery at the site, ensuring that it clearly reads as a separate addition and maintains the historic fabric and layout to the rear of the site. The proposed extension would have a simple design and would be finished in traditional London stock brickwork which is considered an appropriate material choice for this particular site. Details of the proposed brickwork would be secured by condition.

The proposed roof terrace is not considered harmful in design and conservation terms as it would require no modification to the existing flat roof structure at the site, and would be similar in size to the terrace recently approved at No.4 Bloomsbury Place. A late-Victorian timber and wired-glass pitched rooflight would be removed without harm and is also considered acceptable.

Officers are satisfied that the size, scale and design of the proposed stair enclosure at roof level would not be harmful to the special interest of the host building, and its very limited visibility from surrounding streets would ensure no harm is caused to the character of the surrounding conservation area.

The proposed demolition and rearrangement of internal partitions and non-historic joinery, within the historic building are considered acceptable, particularly in the case of the removal of the non-original lobby area at the main entrance and removal of partitions from the third-floor front room which represent significant heritage benefits by reinstating the properties historic volumes.

The proposals also include the replacement of the existing third floor staircase which provides access up to the roof of the building with a wider staircase that would comply with current building regulations. The existing narrow staircase was installed sometime during the 19th century and whilst it is not original to the building it does hold some historic significance.

The proposed replacement of such a staircase would usually be resisted by the Council, however; Officers consider the buildings significance in this instance lies in its relatively intact late 17th century elements including the layout and form of the interior, rear elevation. and vaults. Therefore, whilst the replacement of the staircase would cause some harm, it is considered less than substantial as it would only result in the loss of non-original historic fabric and would be similar to the staircase works recently approved at No.4 Bloomsbury Place. This harm would be further balanced by the alterations to the layout of the third floor front room which would help reinstate the original plan form of the room, which officers welcome. Details of the proposed

replacement staircase will be secured by condition.

Given the above, the harm caused by the proposed development arises almost entirely from the loss of non-original historic fabric, which has been justified by careful historic analysis, and is generally carried out in the cause of reinstating a more historic arrangement.

No objections were received prior to making this decision. The planning history of the site and surrounding area have been taken into account when coming to this decision.

- 2 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 policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 3 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).
- 4 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.
- 5 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.
- 6 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.

- 7 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)

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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', written in a cursive style.

Daniel Pope
Chief Planning Officer