

Application ref: 2018/4785/L
Contact: Kate Henry
Tel: 020 7974 3794
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Peter Crossley
35 Doughty Street
London
WC1N 2AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Doughty Street
London
WC1N 2AA

Proposal:

Replacement windows and doors in rear extension; raising part of parapet wall on shared boundary; creation of parapet wall above first floor rear extension; erection of railings above single storey rear extension; blocking up second floor rear window (retrospective); laying of stone slabs in rear yard; internal works at third floor level (in addition to works approved pursuant to listed building consent reference 2016/6089/L)

Drawing Nos: Site Location Plan at 1:500; 2715/3C; 2715/4B; REAR EXTENSION NORTH PROPOSED (dated 21/06/2019); 01/10304; 05/10301 r.B; 04B/10301 r.A; 02/10301 r.A; 01/10301 r.B; 04/10304; 02/10304

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: Site Location Plan at 1:500; 2715/3C; 2715/4B; REAR EXTENSION NORTH PROPOSED (dated 21/06/2019); 01/10304; 05/10301 r.B; 04B/10301 r.A; 02/10301 r.A; 01/10301 r.B; 04/10304; 02/10304.

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 Reasons for granting

The application follows application reference 2016/6089/L, which sought to make various internal and external changes to the building. This application seeks to make external alterations at the rear of the property, namely: replacing the existing metal framed windows in the 1950's rear extension with double glazed windows with an altered glazing bar pattern; replacing the external door on the 1950's rear extension with a double glazed timber door; raising part of the parapet wall on the shared boundary with No. 34 to match the existing parapet wall; creating a parapet wall above the first floor rear extension, to match the opposite side; erecting railings above the 1950's rear extension; bricking up an existing window on the rear elevation at second floor level (retrospective); and replacing the poured concrete in the rear yard with stone slabs. The application also seeks to make internal changes at the third floor level, namely: replacing the late 1900's fire doors with Georgian four-panelled doors; inserting a built-in bookcase and a built-in wardrobe in the approved dressing room; and the addition of panelling to replace modern plasterboard on the landing.

The replacement of the windows and doors in the 1950's rear extension is considered to be acceptable insofar as this is a modern addition to the host building. The plans have been revised during the course of the application, in consultation with officers, so that the replacement windows are more in keeping with the character and appearance of the host building. The use of double glazing is judged to be acceptable on this modern part of the building.

Raising part of the parapet wall on the shared boundary, to match the existing parapet wall, is considered to be acceptable as it will improve the appearance of this part of the building. Similarly, the creation of a parapet wall above part of the first floor rear extension, to match the opposite side, is also considered to represent an improvement to the host building's appearance.

The erection of railings above the 1950's rear extension is considered to be acceptable insofar as they are relatively modest in size and appearance (they would measure 0.33 metres above the flat roof) and they would sit above the modern element and provide a sense of completion to the extension.

The second floor window has already been bricked up. Whilst listed building consent should have been granted prior to the works being undertaken, the works have been carried out to a suitably high standard and this aspect of the proposals is judged to be acceptable.

The replacement of the poured concrete in the rear yard with stone slabs is considered to represent an improvement to the host building and its setting.

Internally, replacing the late 1900's fire doors with Georgian four-panelled doors represents an improvement to the building and is therefore acceptable. Details of the doors have been provided and are considered to be acceptable. Within the approved dressing room, the creation of a built-in bookcase and wardrobe are considered to be acceptable insofar as the works are reversible and would not harm the historic fabric of the building. The addition of panelling on the landing, to replace the plasterboard, is considered to be an improvement to the building and is therefore acceptable.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 The proposed development 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 provisions of the National Planning Policy Framework 2019.
- 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 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.

- 5 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



Daniel Pope
Chief Planning Officer