

Application ref: 2019/4471/L
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Date: 24 July 2020

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: Internal and external renovation and repair works including: renewal of main roof coverings and structure, replacement of front and rear windows, repair and rebuild of rear parapet, repair of front elevation brickwork, installation of rear downpipe, internal plaster repairs, repair works to staircase, and reinstatement of missing cornice/picture rail.

Drawing Nos: Design and Access Statement Issue no. 5; 002; 003; 004; 005; 006 Rev C; 007; 08 Rev A; 009; 010; 011; 012

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:

002; 003; 004; 005; 006 Rev C; 007; 08 Rev A; 009; 010; 011; 012.

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 Reason for approval:

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.

The applicant proposes to make a number of repairs and improvements to the building including; renewal of main roof coverings and structure, replacement of the front and rear elevation windows with like for like timber sash windows, various internal plaster repairs, partial repair/rebuilding of rear elevation parapet wall, repair the existing staircase, reinstatement of missing cornice/picture rail, repairs to front elevation brickwork, and the installation of a new cast iron rain water downpipe to the rear elevation.

The proposed works will be carried out to repair the historic fabric of the building which is welcomed by officers. The Council's conservation officer has reviewed the proposed works and has raised no objections, subject to the attached conditions. Overall, the proposed development is considered acceptable in terms of the impact upon the character and appearance of the host building, the listed terrace and the wider conservation area. The proposed works would repair and preserve the significance of the listed building and its historic features. The applicant is advised that all fabric repairs should be undertaken with traditional materials where possible.

No representations were received following statutory consultation. The application site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest,

and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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)

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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
Director of Economy, Regeneration and Investment