

Application ref: 2020/2905/L
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Development Management
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Property Tectonics
Titan Court
3 Bishops Square
Hatfield
AL10 9NA
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

First and Second Floors
250 Gray's Inn Road
London
WC1X 8JR

Proposal:

Replacement of the existing front elevation single glazed timber sash windows with like-for-like windows; brickwork above first floor window to the front elevation to be repaired; rear parapet wall to be rebuilt to match existing; timber balustrades to be replaced in stairwell; and other internal alterations to facilitate residential accommodation.

Drawing Nos: Heritage Statement; Design and Access Statement; 000; 001RevA; 002RevA; 003RevA; 005; 006RevB; 007; 008RevB; 010RevB; 011RevB; 013.

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:

000; 001RevA; 002RevA; 003RevA; 005; 006RevB; 007; 008RevB; 010RevB; 011RevB; 013.

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):

- 1 250 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 to accommodate the amalgamation of the two existing flats into one including; replacement of the existing front elevation single glazed timber sash windows with like-for-like windows; brickwork above first floor window to the front elevation to be repaired; rear parapet wall to be rebuilt to match existing; timber balustrades to be replaced in stairwell and making good of the existing partition walls.

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 conditions to ensure the use of appropriate materials and plaster. 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 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.
- 3 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.
- 4 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 'DP', is centered below the closing. The signature is fluid and cursive, with the letters 'D' and 'P' being the most prominent.

Daniel Pope
Director of Economy, Regeneration and Investment