

Application ref: 2020/3299/L  
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Date: 25 September 2020

**Development Management**  
Regeneration and Planning  
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Citizen Architects Limited  
Citizen Architects  
48 Poland Street  
Soho  
London  
W1F 7ND

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat C**  
**3 Mecklenburgh Street**  
**London**  
**WC1N 2AH**

Proposal:

Alterations to internal layout of rear room, installation of secondary glazing.

Drawing Nos: Location Plan, GA-P01-3-B, GA-X02-3-C, GA-P02-3-B, GA-X01-3-A

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, GA-P01-3-B, GA-X02-3-C, GA-P02-3-B, GA-X01-3-A

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 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.

Informative(s):

- 1 The site is a grade-II-listed townhouse making a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to regularise a layout alteration to the rear room that has been built not as consented. A proposal to remove non-original rear windows and install different ones has been withdrawn. Instead, he wishes to install secondary glazing.

Regarding the layout, the existing condition is no worse than the consented and appears more logical. The proposal will have the effect of regularising the existing layout.

Consequently, no harm would be caused to the designated heritage asset in accordance with NPPF.

The site's planning history has been taken into account when making this decision. No objections were received prior to reaching 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 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 policies D1 and 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.

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 above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment