

Application ref: 2020/1214/L
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 24 September 2020

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

Mark Fairhurst Limited
48a Union Street
London
SE1 1TD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Leigh Street
London
WC1H 9EW

Proposal:

Alterations to annex outbuilding to form a studio bedroom; internal alterations to upper and lower ground floor rear outrigger to relocate communal kitchen, bathroom and utility rooms; internal alterations to ground and first floor front bedrooms to remove kitchenettes and shower rooms. Removal of first floor bedroom partition. Retention of remaining alterations including ensuite shower rooms, kitchenettes, water cylinder cupboard and third floor mezzanine.

Drawing Nos: PL/001_Rev.A, PL/002_Rev.A, PL/003_Rev.A, PL/004_Rev.A, PL/100, PL/101_Rev.D, PL/102_Rev.C, PL/103_Rev.C, PL/104_Rev.C, PL/110_Rev.H, PL/113_Rev.F, PL/120_Rev.D, PL/121, PL/130_Rev.C, PL/201_Rev.C, PL/202_Rev.C, PL/203_Rev.B, PL/204_Rev.B, WD121, Design & Access Statement Rev.F dated February 2020 & Heritage Statement Rev.A dated February 2020.

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: PL/001_Rev.A, PL/002_Rev.A, PL/003_Rev.A, PL/004_Rev.A, PL/100, PL/101_Rev.D, PL/102_Rev.C, PL/103_Rev.C, PL/104_Rev.C, PL/110_Rev.H, PL/113_Rev.F, PL/120_Rev.D, PL/121, PL/130_Rev.C, PL/201_Rev.C, PL/202_Rev.C, PL/203_Rev.B, PL/204_Rev.B, WD121, Design & Access Statement Rev.F dated February 2020 & Heritage Statement Rev.A dated February 2020.

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 Notwithstanding the details shown on the plans hereby approved; no cleaning of the external building fabric is hereby permitted, with the exception of a nebulous water spray.

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

Informative(s):

- 1 Reasons for granting permission.

9 Leigh Street forms part of a group of the Grade II listed darkened stock brick terraced houses, dating from 1810-13 situated within the Bloomsbury Conservation Area.

This application seeks to renovate and alter the existing outbuilding to create a studio bedroom and to make a number of internal changes to the main building to facilitate the reconfiguration of kitchens, bathrooms and ensuite shower rooms and address unauthorised works carried out to the building.

The roof of the converted outbuilding is made up of modern concrete tiles and has very limited visibility, being enclosed within the rear yard. There is therefore no objection to its replacement with new tiles and the installation of conservation style rooflights as proposed.

Whilst the insertion of a bathroom at ground floor would not typically be acceptable due to the impact on floorplan, in this instance, it is noted that the HMO use was consented prior to the listing of the building, there is no loss of features (including a chimneybreast) and a bathroom is justified and necessary

for the basic living standards required by the existing HMO. It is noted that there is nowhere else to locate the bathroom and the proposed installation would result in the least intervention necessary to provide the bathroom. There are minimal changes proposed at ground floor.

At first floor, the application seeks the removal of the majority of the dividing wall between front and rear rooms and the installation of a sliding partition wall to the rear room. Typically the impact on the historic floorplan could not be supported, however in this instance, it is noted that the building has been in use as a HMO prior to the listing and currently provides substandard accommodation. It is not possible to locate a bathroom or kitchen elsewhere in the building. In this instance therefore, the works are deemed acceptable, as the plans show the nibs and a bulkhead retained to indicate the original position of the wall.

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.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

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

- 2 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.
- 3 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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment