

Application ref: 2019/5368/L
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Johanna Molineus Architects
22 Great Chapel Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**2 Bloomsbury Place
London
WC1A 2QA**

Proposal:

Internal and external alterations including erection of single storey rear extension at ground floor level associated with change of use of 2 x residential units (Class C3) at basement and third/fourth floor level to office space (Class B1).

Drawing Nos:

277.02.110 P1, 277.02.111 P1, 277.02.112 P1, 277.02.113 P1, 277.02.114 P1,
277.02.115 P1, 277.02.120 P1, 277.02.121 P1, 277.02.250 P2, 277.02.205 P2, 277.02
200 P1, 277.02 200 P1, 277.02.202 P1, 277.02.203 P1, 277.02.204 P1, 277.02.251
P1, 277.02.260 P1, 277.02-001 P1, 277.02-002 P1, Heritage Assessment September,
Planning, Design and Access Statement dated October 2019.

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: 277.02.110 P1, 277.02.111 P1, 277.02.112 P1, 277.02.113 P1, 277.02.114 P1, 277.02.115 P1, 277.02.120 P1, 277.02.121 P1, 277.02.250 P2, 277.02.205 P2, 277.02 200 P1, 277.02 200 P1, 277.02.202 P1, 277.02.203 P1, 277.02.204 P1, 277.02.251 P1, 277.02.260 P1, 277.02-001 P1, 277.02-002 P1, Heritage Assessment September, Planning, Design and Access Statement dated October 2019.

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 The application property forms part of a group of buildings (1-4 Bloomsbury Place) that were constructed in the late eighteenth century and were subjected to significant internal and external alterations during the mid-nineteenth century.

The size and scale of the proposed single storey rear extension is considered to represent a subordinate addition that would not cause harm to the historic significance and character of the listed building. Furthermore, the extension would be connected to the main building via a glazed link extension, ensuring that it clearly reads as a separate addition and maintains the historic fabric and layout to the rear of the site. The proposed extension would have a simple design and would be finished in traditional London stock brickwork which is considered an appropriate material choice for this particular site. The proposed roof terrace is not considered harmful in design and conservation terms as it would require no modification to the existing flat roof structure at the site, and would be similar in size to neighbouring terraces in the street

The proposed demolition and rearrangement of internal partitions and non-historic joinery, within the historic building are considered acceptable, particularly in the case of the removal of the non-original lobby area at the main entrance and removal of partitions from the third-floor front room which represent significant heritage benefits by reinstating the properties historic volumes.

Few architectural features of historic interest survive within the basement, with the only exceptions being the historic vaults and cellars and the original walls which divide the space into two rooms and are retained as part of the proposals. Therefore, the minor alterations at basement level are not

considered to cause harm to the historic significance of the listed building. At ground floor level, the removal of two non-original partition walls that currently separated the two principle rooms on this level would not harm the special interest of the building and would help to restore a more historic plan form at this level, which is welcome.

There a few alterations proposed at first and second floor level, the most significant being the removal of a non-original second floor partition wall to the front room at this level, which is considered acceptable. Similarly, at third and fourth floor level the existing layouts remain largely unchanged. The introduction of two sets of double doors providing access to a central meeting room on the third floor, along with the installation of timber French doors at fourth floor level which provide access to the terrace, are considered to be minor interventions that would not cause harm to the listed building.

Given the above, the proposed alterations would generally result in the loss of non-historic fabric and would help to restore some of this historic form and layout of the building. As such, the proposals are not considered to harm the special historic significance of the listed building and are considered acceptable.

No objections were received prior to making this decision. The planning history of the site and surrounding area have been 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 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 Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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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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
Director of Economy, Regeneration and Investment