

Application ref: 2020/5977/L
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Date: 8 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
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SE1 3UW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 New Square
London
WC2A 3RS

Proposal:

Alterations at first floor level.

Drawing Nos: FL- FF - 481 RM08 - Kitchenette Elevations

FL- FF - 450 RM05 - Meeting Room - TV Joinery

FL- FF - 480 RM08 - Kitchenette Elevations

FL- FF - 431 RM03 - Room 3 - Joinery around Doors 431

FL- FF - 434 RM03 - Room 3 - Nicks Library 434

FL- FF - 301 RM10 - Bathroom elevation 301

FL- FF - 430 RM03 - Room 3 - Joinery around Doors 430

FL- FF - 140 Wall Finish Layout

FL- FF - 150 Ironmongery and Hardware Layout

FL- FF - 300 RM10 - Bathroom elevation 300

FL- FF - 122 Detailed Proposed RCP and Lighting Layout

FL- FF - 131 Proposed Small Power Layout

FL- FF - 100 Proposed GA Layout

FL- FF - 101 Joinery Layout

FL- FF - 110 Floor Finish Layout

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:

FL- FF - 481 RM08 - Kitchenette Elevations
FL- FF - 450 RM05 - Meeting Room - TV Joinery
FL- FF - 480 RM08 - Kitchenette Elevations
FL- FF - 431 RM03 - Room 3 - Joinery around Doors 431
FL- FF - 434 RM03 - Room 3 - Nicks Library 434
FL- FF - 301 RM10 - Bathroom elevation 301
FL- FF - 430 RM03 - Room 3 - Joinery around Doors 430
FL- FF - 140 Wall Finish Layout
FL- FF - 150 Ironmongery and Hardware Layout
FL- FF - 300 RM10 - Bathroom elevation 300
FL- FF - 122 Detailed Proposed RCP and Lighting Layout
FL- FF - 131 Proposed Small Power Layout
FL- FF - 100 Proposed GA Layout
FL- FF - 101 Joinery Layout
FL- FF - 110 Floor Finish Layout

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 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).
- 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 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.
- 4 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.
- 5 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.

- 6 Reason for granting listed building consent: 3 New Square forms one of 11 brown brick chambers with red brick dressings and stucco basements, dating from 1690-97. The group of buildings are Grade II* listed and situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares. The proposed works seek to make minor internal alterations at first floor to facilitate refurbishment works. The proposed works seek to make minor changes to approval ref 2020/2407/L which followed a refused application in 2018 (2018/4598/L) and a subsequent enforcement notice.

The proposals are modest and seek to improve the existing office accommodation whilst retaining the historic character of the building. The works have been carefully considered to ensure the legibility of the historic floorplan remains intact and also to minimise impact on historic fabric.

The proposed works will not harm the special interest of the grade-II* listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision. Historic England responded to the consultation, authorising the local authority to determine the application as we see fit. This authorisation letter has been stamped by the NPCU.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 London Plan 2016 and the NPPF.

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
Chief Planning Officer