

Application ref: 2021/0407/L  
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Date: 14 April 2021

**Development Management**  
Regeneration and Planning  
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Boyer Planning  
2nd Floor  
24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**18 Leigh Street**  
**London**  
**WC1H 9EW**

Proposal: Internal alterations at ground floor level to include installation of new partition with door and formation of new doorway.

Drawing Nos: 20049-DR-0100-B, 20049-DR-1300-A, 20049-DR-1000-C, 20049-DR-0200-A, 20049-DR-2400-C, 20049-DR-3200-C

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: 20049-DR-0100-B, 20049-DR-1300-A, 20049-DR-1000-C, 20049-DR-0200-A, 20049-DR-2400-C, 20049-DR-3200-C

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 Reasons for granting permission:

The proposed partition with pocket door would separate the new retail unit with the residential unit. This would not cause harm to the plan form of the listed building and is thus considered acceptable. The new opening to the rear ground floor and closet wing would result in a small loss of historic fabric but would retain the plan form of the ground floor. Detailed drawings have been provided of the new partition with pocket door and new opening with steps. The Council's Conservation Officer has confirmed that these alterations are suitably detailed and would cause no harm to the designated heritage asset and its significance.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan. The proposed development also accords with the London Plan 2021, 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.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer