

Application ref: 2021/1546/L
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Date: 18 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Quinn Architects
Rochelle School
Arnold Circus
London
E2 7ES

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

51 Doughty Street
London
WC1N 2JS

Proposal:

Alterations in connection with the enlargement of basement lightwell area to create open courtyard with new external stair and railings, including alterations to windows and doors, new stone pavers and associated works (following the removal of non-original walk-on rooflight, timber deck, steel structure and cavity walls).

Drawing Nos: A001 rev B, A010 rev B, A011 rev B, A015 rev B, A016 rev B, A020 rev B, A021 rev B, A025 rev B, A026 rev B, A100 rev B, A101 rev B, A105 rev B, A106 rev B; Design and access statement from Quinn Architects dated February 2021; Heritage statement from Quinn Architects dated May 2021.

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: A001 rev B, A010 rev B, A011 rev B, A015 rev B, A016 rev B, A020 rev B, A021 rev B, A025 rev B, A026 rev B, A100 rev B, A101 rev B, A105 rev B, A106 rev B; Design and access statement from Quinn Architects dated February 2021; Heritage statement from Quinn Architects dated May 2021.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Manufacturer's details and detailed section at scale 1:10 of the stairs and railing;

b) Sample and manufacturer's details of all new floor materials and finishes, including an associated plan showing the relevant area(s).

The relevant part of the works shall then be carried in accordance with the approved details.

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 Reason for granting listed building consent:

The host building is a Grade II listed terraced house in the Bloomsbury Conservation Area and is located within a terrace of 23 houses completed by 1820. The rear extensions of the property were more recently constructed in the early 1980s and the rear has since been adapted further, most relevantly in 2015 (ref. 2014/5905/L) through the creation of an open rear basement courtyard and walk-on rooflight at ground floor level.

The proposed alterations would enlarge the basement courtyard area following the removal of the modern and non-original walk-on rooflight, timber deck, steel structure and cavity walls. The alterations would open up the lightwell area, allowing more light into the basement space, with access provided from ground

floor level by means of a new black painted metal stair and railings. Existing doors and windows surrounding the kitchen terrace and basement lightwell would be carefully removed during the works and reinstalled within broadly similar openings. A new stone finish would pave the basement level floor.

All proposed works would be entirely at the rear of the property and within an existing contained lightwell space, and as such, the changes would not be visible from within the public realm and would have no impact on neighbouring amenity.

All alterations or removals would affect non-original fabric only and there would be no loss or harm to any historic fabric. Overall, the proposals would preserve the special architectural and historic interest of the Grade II listed building and are acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021, and the 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 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 (search for

'Camden Minimum Requirements' at www.camden.gov.uk) 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 'DPope', is written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer