

Maria Louise Long  
Chris Dyson Architects LLP  
74 Commercial Street  
London  
E1 6LY

Application Ref: **2018/1684/L**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

24 August 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**41 Doughty Street**  
**London**  
**WC1N 2LF**

Proposal:

Erection of two storey rear extension with terrace above following demolition of existing; installation of two rear dormer windows and various other external works including alterations to rear fenestration, repositioning of front entrance door and installation of rooflight.

Drawing Nos: P-0010 (Rev 01) P-1201 (Rev 02); P-1200 (Rev 02); P-1201 (Rev 02); P-1100 (Rev 02); P-1001 (Rev 02); P-1000 (Rev 02); P-0100 (Rev 02); P-0001 (Rev 02); P-0000 (Rev 02); P-0200 (Rev 02); P-0201 (Rev 02); P-1010 (Rev 01); A-1302; A-1303; A-1305; A-1306; A-1307; A-1308 (dated 20/07/2018); A-1309; A-1310; A-1311; A-1312; A-1313; A-1314; Design, Access and Heritage statement prepared by Chris Dyson Architects; Heritage statement prepared by Chris Dyson Architects; Cover Letter from Chris Dyson Architects (dated 18th June 2018); Email from Chris Dyson Architects re: vault works (dated 27/07/2018)

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: P-0010 (Rev 01) P-1201 (Rev 02); P-1200 (Rev 02); P-1201 (Rev 02); P-1100 (Rev 02); P-1001 (Rev 02); P-1000 (Rev 02); P-0100 (Rev 02); P-0001 (Rev 02); P-0000 (Rev 02); P-0200 (Rev 02); P-0201 (Rev 02); P-1010 (Rev 01); A-1302; A-1303; A-1305; A-1306; A-1307; A-1308 (dated 20/07/2018); A-1309; A-1310; A-1311; A-1312; A-1313; A-1314; Design, Access and Heritage statement prepared by Chris Dyson Architects; Heritage statement prepared by Chris Dyson Architects; Cover Letter from Chris Dyson Architects (dated 18th June 2018); Email from Chris Dyson Architects re: vault works (dated 27/07/2018)

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) Plan, elevation and section drawings at 1:10, including glazing bars at 1:5 of all new windows;

b) Samples and manufacturer's details of Welsh roof slates and proposed window glass;

c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

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.

- 5 Existing historic studwork and ornamental features shall remain undisturbed and in their present position unless changes are shown on the approved drawings. Suitable protection shall be applied prior to the commencement of development and remain in place for the duration of the works.

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 listed building consent

Internally, the proposals would reinstate lost or poor-quality features of the house to a more appropriate condition, such as installing a curved back wall to the front-ground-floor room (currently semi-hexagonal) and removing a downstand joist. The reinstatement of the two-room plan at first floor level is welcomed, as is the reinstatement of the back wall at ground-floor level. At basement level, lowering the floor level in the vaults in association with the creation of a utility room and storage room is considered acceptable as the works would not detract from the special architectural or historic interest of the listed building.

The rear extension, an unsympathetic 1970's addition, would be demolished and replaced with an extension that sits a storey lower than the existing. This would allow the rear extension to have an improved, secondary relationship with the host property. At first floor level, a slim closet wing would be built in matching brickwork with traditional detailing, which would reinstate the historic pattern of development across the wider building group and as such is welcomed. A terrace with privacy screen would be installed at first floor level. The privacy screen would wrap around three sides of the terrace; however, this is considered to be acceptable given the massing it is replacing and would still be a visual improvement on the existing situation. To ensure the privacy screen is appropriate in design and heritage terms, details will be secured via condition. The extension would have contemporary fenestration at lower ground and ground floor level, which is acceptable for this non-prominent location on the building

The front dormer window would be reduced in size to enable a more centred appearance on the building, with a small, conservation-style rooflight inserted in place of the reduced massing. Small rooflights are evident at other properties along the street. This is an acceptable alteration that would improve the appearance of the building. The replacement of the 1/1 windows with 6/6 models of an earlier type is not considered harmful as the existing windows are modern installations and there is a strong precedent for the original style of windows evident on Doughty Street. The alterations to the fenestration elsewhere on the building are sensitive and acceptable. Details of the windows and glazing will be secured by condition.

The front entrance door is to be repositioned to its original position in line with other

front doors along the street. This would restore the original proportions of the hallway and is welcomed.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

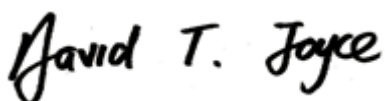
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning