

Application ref: 2021/2423/L  
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Date: 20 August 2021

**Development Management**  
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Thomas ford & partners  
177 Kirkdale  
Sydenham  
SE264QH

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 part two, part three storey rear extension with terraces at ground and first floor levels following demolition of existing 3 storey rear extension; various external works including reconfiguration of front dormer, alterations to front and rear fenestration and installation of 2no.rooflights; lowering of internal lower ground floor level (for consultation purposes only - works very similar to those approved under listed building consent ref. 2018/1684/L)

Drawing Nos: P-0010 (Rev 01) P-1201 (Rev 02); P-1201 (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; GA-100 (Rev P1); GA-101 (Rev P2); GA-200 (Rev P3); GA-300 (Rev P2); GA-301 (Rev P1)

Documents: 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 07/08/2018)

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-1201 (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; GA-100 (Rev P1); GA-101 (Rev P2); GA-200 (Rev P3); GA-300 (Rev P2); GA-301 (Rev P1)

Documents: 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 07/08/2018)

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-

It is noted that the majority of the works have been consented under application ref. 2018/1684/L (dated 24/08/2021) which is a significant material consideration in the assessment of this application. The current proposal seeks to carry out a similar proposal with some amendments that have been reviewed and, following some minor revisions, found to be acceptable by the Council's Conservation officer.

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 lead-cladded closet wing would be built 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 Crittal style fenestration at lower ground and ground floor level, which is acceptable for this non-historic and non-prominent location on the building.

The front dormer window would be reduced in size to enable a more centred appearance on the building. This is an acceptable alteration that would improve the appearance of the building. A small conservation style rooflight would be

installed within the valley roof and therefore not visible from anywhere. 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 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 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](http://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 2021.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer