

Application ref: 2021/2961/L  
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**Development Management**  
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Child Graddon Lewis Architects  
155 Commercial Street  
London  
E16BJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**45 Old Gloucester Street  
London  
WC1N 3AD**

Proposal:

Removal of minor internal non-original partition walls and creation of minor opening in non-original walls to enable improved access within the building at ground floor level in Compliance with Camden HMO minimum standards.

Drawing Nos: P18-174 Design and Access Statement, 45 Old Gloucester St. Site Location Plan, 45 Old Gloucester St. Site Block Plan, P18-174 Existing Internal Layout(2), P18-174 Proposed Internal Layout Alterations - Rev B(2).

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: P18-174 Design and Access Statement, 45 Old

Gloucester St. Site Location Plan, 45 Old Gloucester St. Site Block Plan, P18-174 Existing Internal Layout(2), P18-174 Proposed Internal Layout Alterations - Rev B(2).

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 45 Old Gloucester Street is a grade II listed building within the Bloomsbury Conservation Area. Built in the early 18th century, the building is constructed from multi-coloured stock bricks and is set over four floors with an additional basement. Windows are timber framed sashes and the roof is slate. The building is currently in use as an HMO and has been considerably altered internally.

The proposals affect the ground floor, a non-original opening in the rear room is blocked up and a doorway to a bathroom in the front room is relocated. The alterations do not affect any historic fabric nor do they further compromise the floor plan, which has been mostly lost due to previous changes.

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

The site's planning history has been taken into account in making this decision.

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 2021 and the NPPF.

- 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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer