

Application ref: 2021/4518/L
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Rapleys
Rapleys LLP
70 Pall Mall
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
47 Mecklenburgh Square
London
WC1N 2AJ

Proposal:

Replacement of a metal gas pipe on the lower ground floor

Drawing Nos: Site location plan, figure 1 (external lightwell at side), proposed route of pipe, figure 2 (interior of basement), figure 3 (lightwell at front), covering letter (D&A and heritage statement)

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:

Site location plan, figure 1 (external lightwell at side), proposed route of pipe,

figure 2 (interior of basement), figure 3 (lightwell at front), covering letter (D&A and heritage statement)

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 The site is a grade-II-listed end-of-terrace townhouse of 1824 making a positive contribution to the Bloomsbury Conservation Area.

It is proposed to upgrade a large metal gas pipe running along the retaining wall of a light well at the side of the house and into the vault in the front light well. The two light wells are separated at the corner by a piece of land not owned by the applicant. The owner is unwilling to allow the pipe to cross his land, so the applicant needs to run a short length through the basement front room of the house itself. The pipe will pass through the side wall at approximately waist height, descend to floor level, then pass through the front wall, attached to the side wall of the area steps and entering a non-original vault door, whence it will join the supply.

It is assumed that the works are necessary and that no alternative route is possible for the pipe.

Externally, the pipe will not be visible, being attached to the retaining wall, and will not harm historic fabric. At the front, it will be at low level and painted to match the wall, so will not be prominent. The non-original concrete step may be extended to cover it.

Internally, a modest degree of loss of historic fabric will occur. A short length of the pipe will be visible inside the basement in the corner. However, this room is of low significance and the harm will be minor. It is suggested that boxing the pipe in will make a more substantial feature of it than leaving it unboxed. Leaving it unboxed also allows it to be understood for what it is, rather than mistaken for an original structure.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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.

- 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