

Application ref: 2021/4064/L  
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Date: 15 November 2021

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**13 Doughty Street**  
**London**  
**WC1N 2PL**

Proposal:

Proposed replacement of a single glazed timber sash window to attic room and associated leadwork and the taking down of the existing ceiling of the first floor lounge, providing a new lath and plaster ceiling.

Drawing Nos: Heritage Statement; Drawing numbered 21173\_001 (Revision B)

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: Heritage Statement; Drawing numbered 21173\_001 (Revision B)

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 application property is listed at Grade II and is in the Bloomsbury conservation area.

The significance of the building includes its architectural design and materials, planform, evidential value as an early C19th terraced house and its townscape contribution, including its positive contribution to the character and appearance of the conservation area.

The alterations are replacement of a single glazed timber sash window to attic room and associated leadwork and the taking down of the existing ceiling of the first-floor sitting room and providing a new lath and plaster ceiling.

The proposed works preserve the special interest of the listed building. The ceiling has collapsed and the works proposed are like-for-like repair of the failed lath and plaster, with no alteration to form, finish, materials or the cornice. The works are considered to constitute necessary repair and are also considered to preserve the significance of the listed building.

Originally it was proposed to replace the window in double glazing with a spring hung mechanism, but the Council informed the applicant that this would not be supported, and the application has been amended. The replacement of the rear attic sash window is now like-for-like including the weighted hanging mechanism and the single glazed condition.

While it is generally the case that significant fabric in a listed building should be repaired rather than replaced, it is accepted that the rear attic window has suffered a considerable degree of decay, that the glass is not pre-C20th in date, and that the window frame does not pre-date the C20th. On that basis, a like-for-like replacement is considered to preserve the significance of the listed building and its positive contribution to the character and appearance of the conservation area.

Public consultation was undertaken for this application by means of a press notice and a site notice no public responses were received and the Bloomsbury CAAC notified the Council that they did not wish to comment on the application.

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

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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and 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.

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