

Application ref: 2021/5576/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Leigh Street
London
WC1H 9EW

Proposal:

Replacement of three window frames to the rear.

Drawing Nos: PL-10-001 Location Plan, PL-10-002 Site Plan, PL-13-001 Plans and Elevation, PL-24-001A Typical Replacement Window(2), PL-24-002 Typical Window Detail(2), 1911 Heritage Statement_Rev.2(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: PL-10-001 Location Plan, PL-10-002 Site Plan, PL-13-001 Plans and Elevation, PL-24-001A Typical Replacement Window(2), PL-24-002 Typical Window Detail(2), 1911 Heritage Statement_Rev.2(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 12 Leigh Street is a grade II listed building within the Bloomsbury conservation area. The building is part of terrace of eight houses constructed in 1810-13 by James Burton. Set over four storeys with a cellar, and two windows to each floor, the building is constructed from darkened stock bricks with multi paned sash windows. The ground floor has a 19th century wooden projecting shopfront.

The proposals are retrospective and are to replace part of the box frame of three sash windows to the rear of the building. Photos of the box frame have been submitted demonstrating that the timber was in poor condition. The replacement work matches the previous work in material and appearance.

The proposals initially included the insertion of double glazed sash windows, however after negotiation it was agreed that the previously removed sash windows, which are currently in storage, would be reinstated.

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

The application has been advertised in the press and by means of a site notice. The Bloomsbury CAAC objected to the application as a result of the double glazing, but since rescinded the objection as a result of alterations to the proposals. 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer