

JAL/17-00258

19 July 2021

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LONDON  
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Dear Sir/Madam

**Re: Application for Listed Building Consent for the replacement of a metal gas pipe on the lower ground floor at 47 Mecklenburgh Square**

I write on behalf of my client Goodenough College in relation to the above site, to submit an application for, Listed Building Consent for minor alterations are required to replace a corroded gas-pipe. The proposal is an alteration to the scheme granted Listed Building Consent on 5 November 2021 (ref: 2021/4518/L).

The application seeks Listed Building Consent for:

*Replacement of a metal gas pipe on the lower ground floor*

The proposed works are detailed further within the following documents, enclosed with this letter:

- A site location plan, and
- A document confirming the proposals with reference to the previously consented proposal.

**The Site**

47 Mecklenburgh Square is Grade II and was first listed on 20 May 1969. The listing description is as follows:

*TQ3082SE MECKLENBURGH SQUARE 798-1/96/1113 (North side) 20/05/69 Nos.43-47 (Consecutive) and attached railings GV II*

*5 terraced houses, being the remains of a terrace forming the north side of Mecklenburgh Square. c1824-5. By Joseph Kay. Built by T Weeding except No.43, Woolcot & Browning and No.47, S Wright. Yellow stock brick with later patching and rusticated stucco ground floors. 4 storeys and basements. 3 windows each. Round- arched doorways with reeded surrounds, patterned fanlights and double panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with continuous balconies. Continuous stucco cornice at 3rd floor level and stucco coping to parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn*

*finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras part IV): London: -1952: 47-50).*

No. 47 forms the end building of the grand terrace of properties facing onto Mecklenburgh Square. The property has four storeys, and a basement, with a pitched roof, hidden from view at street level by a front parapet.

The listing of the building relates to its external qualities, and confirms that the interiors were not inspected at the time of listing to ascertain the significance of any internal features. The building has been refurbished over the years to adapt to the changing requirements of its residential occupiers and to ensure its proper upkeep.

### **Surroundings**

The site is located within Bloomsbury Conservation Area, which covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east.

The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high-quality 20th century architecture.

The site is located within Sub-Area 12 – Coram's Fields / Brunswick Gardens, which is dominated by large-scale, green open spaces of historic significance in and around Coram's Fields. The spaces provide a sense of openness which contrasts with surrounding areas. There is a predominance of institutional (hospital, university, education), recreational and community uses with secondary residential, and office uses. The remaining fragments of the townhouses developed on the Foundling and surrounding estates in the late 18th and early 19th centuries are mostly protected by listing.

In terms of the built form, the Georgian townhouses in the sub area form homogeneous terraces and tend to be listed. Some terraces have an overall classical composition giving them a greater sense of scale and presence; including the buildings on the east side of Mecklenburgh Square. The overall height and articulation of the facades, visually supported by front boundary railings provide a sense of enclosure and overall unity in this area.

### **Relevant Planning History**

The Council's online planning records have been assessed and summarised as follows:

- 2019/0832/L – 47 Mecklenburgh Square WC1 – Repair and restoration of the first floor balcony as shown on drawing number 17023-CBP-00-XX-DR-A-0001. Grant Listed Building Consent 29.03.2019
- 2017/4838/L – 47 Mecklenburgh Square WC1 – Repair of first floor balcony as shown on drawing numbers 17023-CBP-XX-XX-DR-A-4001-P04. Grant Listed Building Consent: 13.02.2018
- 8770323 - Rear of 47 Mecklenburgh Square WC1 - Demolition of existing rear extension and the erection of a five storey building over basement connected to 47 Mecklenburgh Square to provide 14 student flats as shown on drawing numbers 8625/4B 6B 7A 9A 10B 11B & 124/P2 revised by undated letter received on 10th March 1988 and letter dated 22nd August 1988. Grant Listed building or conservation area consent: 03.09.1987

- 8703533 - Rear of 47 Mecklenburgh Square WC1 - The erection of a five storey building over basement to provide four 1-bedroom and ten 2-bedroom students flats as shown on drawing numbers 8625/4B 6B 7A 9A 10B 11B & 124/P2 revised by undated letter received on 10th March 1988 and letter dated 22nd August 1988. Granted with conditions: 03.09.1987
- 8570011 - 47 Mecklenburgh Square - Works of replanning of the existing five flats. ^As illustrated in drawing nos: 113/WGH/7/4; 8/4; 9/2; 29/3; 63; 201; 202; 203 & 204 .Grant Listed Building Consent: 10.01.1985
- 8470339 - 47 Mecklenburgh Square - Demolition of the existing basement partground and part-first floor rear extension. ^As illustrated in drawing nos: 113/WGH/7/4 8/4 9/2 & 29/3. Planning Permission refused: 10.01.1985
- 8402153 – Rear of Mecklenburgh Square - Redevelopment of the site at the rear by the erection of a building containing 3 flats. ^As illustrated in drawing no: 113/WGH/100. Refuse planning permission – 10.01.1985
- HB1228 – 43–47 Mecklenburgh Square - Internal alterations to 43-47 Mecklenburgh Square to Comply with means of escape regulations. Conditional 24.09.1975
- M15/C/22084 – 43-47 Mecklenburgh Square - The use for a limited period of the land at the rear of 43-47 Mecklenburgh Square, St. Pancras, as a private oar park.Conditional 16.01.1963.

### Proposed Works

The proposal seeks to replace the existing pipework to the building which is corroded and needs to be replaced on health and safety grounds. A proposal to do this was granted Listed Building Consent in November 2021, which involved pipework entering the building. An alternative solution has presented itself which prevents the need for this, and instead all works are now proposed on the outside of the building.

For full details of the proposal, and its relationship to the previously consented scheme, please refer to the enclosures listed above.

### Planning Policy Context

National Planning Policy advice in relation to the historic environment is contained within Chapter 16 of the National Planning Policy Framework (February 2019 as amended July 2021).

The NPPF states in Paragraph 194 that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Annex 2 of the NPPF defines Heritage Assets as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

The Planning (Listed Building and Conservations Areas) Act 1990 provides protection for buildings of special architectural or historic interest. The Act directs that listed building consent is required to demolish, alter or extend a listed building in a way that affects its character or appearance as a building of special architectural or historic interest.

The statutory development plan consists of:

- The London Plan 2021 (2021)
- Camden Local Plan (2017)

The most relevant policies to this application are summarised below.

- **Policy HC1** –of the London Plan seeks that development proposals affecting heritage assets should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.
- **Policy D2** –of the Camden Local Plan seeks to preserve and enhance Camden’s rich and diverse heritage assets and their settings unless it can be demonstrated that the substantial harm or loss is necessary to achieve public benefits that outweigh harm or loss.

### **Heritage Assessment**

The proposed works are modest, pertaining to a corroded 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 of which this proposal seeks to replace. This proposal seeks to replace the pipe, which is no longer suitable, which is doing so will ensure that the historic character of this Grade II listed building is preserved and strengthened, with very limited impact on the historic fabric of the asset.

From the public domain the pipe will not be visible, as it is attached to the western retaining wall which will not harm the historic fabric of the building. At the front of the property the pipe will be on the lower ground floor level and painted to match the wall, so it will not be prominent.

The proposal will benefit the heritage asset by preserving the architectural and historic interest of the building, preventing further deterioration. It is therefore considered that the proposal will accord with the provisions of NPPF, Policy HC1 of The London Plan 2021 and Policy D2 of the Camden Local Plan.

### **Pre-Application Discussion**

You will recall that the document attached to this application was sent to you by e-mail on 11 July 2021 for comment. In response, you confirmed that the new scheme was an improvement on the consented arrangements, but that Listed Building Consent was nevertheless required. This application has been submitted in response to this advice.

### **Conclusions**

The proposed replacement of a metal gas pipe will preserve and enhance the longevity of the building. It is considered that the proposed works will not have a negative effect on the specific historic character or architectural interest of the listed building, the proposals are minor and will not have no harm on the heritage interests of the Bloomsbury Conservation Area. The proposed works will positively enhance and maintain the longevity of the existing fabric of the building. Therefore, the proposal will comply with the provisions of the NPPF, Policy HC1 of The London Plan 2021 and Policy D2 of the Camden Local Plan.

I trust this meets the requirements to enable successful validation of the application and I look forward to hearing from you shortly with confirmation of the registration. However, should you have any questions, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Jason Lowes". The signature is written in a cursive, flowing style.

**Jason Lowes**  
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