

Application ref: 2022/2549/L  
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Date: 18 August 2022

**Development Management**  
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GA Architects  
192 Campden Hill Road  
Greater London  
W8 7TH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**58 Argyle Street**  
**London**  
**Camden**  
**WC1H 8ER**

#### **Proposal:**

The refurbishment of the existing basement kitchen and cellar. Remedial works to the existing timber garden door and boundary fence.

Drawing Nos: Site Location Plan; Proposed Site Plan; Design and Access Statement; Existing Basement and Courtyard Plan; Proposed Basement and Courtyard Plan; Existing Sections; Proposed Sections; Existing and Proposed Garden Door.

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; Proposed Site Plan; Design and Access Statement; Existing Basement and Courtyard Plan; Proposed Basement and Courtyard Plan; Existing Sections; Proposed Sections; Existing and Proposed Garden Door.

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 Reasons for granting listed building consent (delegated):

58 Argyle Street is one of a terrace of six houses built c1839-49, listed Grade II.

The proposed works include the refurbishment of the basement kitchen, including the up-grading of the existing (east) under-pavement cellar into a pantry, the like-for-like replacement of the existing timber garden door and repairs to the defective render of the boundary wall.

The proposed changes are considered not to harm the architectural significance of the listed building.

The application has been advertised in the press and by means of a site notice. The Bloomsbury CAAC wished to make no comment.

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.

- 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