

Application ref: 2022/3077/L
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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
Camden
WC1N 2AJ**

Proposal:

Replacement of a metal gas pipe on the lower ground floor
Drawing Nos: 47 Mecklenburgh Square letter (inc D&A statement and heritage statement), site location plan, Goodenough College House 47 gas pipe rev 1 (drawings)

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:

47 Mecklenburgh Square letter (inc D&A statement and heritage statement), site location plan, Goodenough College House 47 gas pipe rev 1 (drawings)

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 desired to upgrade the gas supply.

Permission has already been obtained (@2021/4518/L) for a new pipe to run along the outside of the house in an existing trench light well. Because of land-ownership issues, at the front corner, it was then necessary for the pipe to break into the front room of the basement, before it emerged into the area. It has now become possible to reroute the pipe underground without entering the house, which is clearly preferable. In other regards the application remains as consented.

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.

Particular 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