

Application ref: 2022/2929/L  
Contact: Rose Todd  
Tel: 020 7974 3109  
Email: [rose.todd@camden.gov.uk](mailto:rose.todd@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Heritage Architecture Ltd  
62 British Grove  
Chiswick  
W4 2NL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**2-4**

**Verulam Buildings**

**London**

**Camden**

**WC1R 5NT**

Proposal:

Internal works to the reception and waiting room areas on the ground floor of No 3 Verulam Buildings to improve the space utilisation and overall aesthetic of the two rooms. Drawing Nos: Site Plan; Location Plan; Design and Access Statement; Heritage Statement; Existing Plan; Existing Elevations (Reception); Existing Elevations (Waiting Room); Proposed Plan; Proposed Elevations (Reception); proposed Elevations (Waiting Room).; Wall Finishes; Floor Finishes; Ceiling Finishes; Wall Unit Detail; Reception Desk Detail; Small Storage Unit Detail.

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 Plan; Location Plan; Design and Access Statement; Heritage Statement; Existing Plan; Existing Elevations (Reception); Existing Elevations (Waiting Room); Proposed Plan; Proposed Elevations (Reception); proposed Elevations (Waiting Room).; Wall Finishes; Floor Finishes; Ceiling Finishes; Wall Unit Detail; Reception Desk Detail; Small Storage Unit Detail.

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:

Verulam Buildings is a terrace of 5 dwellings set back off Gray's Inn Road behind a tall brick wall. Originally built as a series of town houses Nos 1, 2 & 3 in 1803, and Nos 4 & 5 in 1811, the terrace now functions as chambers. The terrace is listed Grade II.

The proposed refurbishment works are to the reception and waiting room areas at No.3 to improve the space utilisation and the overall aesthetic of the two rooms.

The proposed changes are to mid-20th century fabric. The central unit within the reception room is to be removed and the decoration made good. New room furniture is to be installed. The existing cornice and other historic details are to remain. The detail at the top of the cabinet will be carefully scribed around the existing cornice to avoid any damage.

Works of refurbishment within the waiting room include redecoration and replacement of lighting units to enhance the heritage aesthetic of the room. All existing historical features such as the fireplace and cornice are to be retained in their entirety.

The application has been advertised in the press and by means of a site notice. 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer