

Application ref: 2022/2963/L  
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Date: 21 September 2022

**Development Management**  
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Ridge and Partners LLP  
3 Valentine Place  
South Bank,  
London  
SE1 8QH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**139 Gray's Inn Road  
London  
WC1X 8UB**

Proposal:

Relocation of electrical equipment cupboard at front basement area from under the pedestrian walkway to the party wall shared with the neighbouring property; installation of external electrical cable at low level and cutting into the building to allow the services to pass through the external wall.

Drawing Nos: Site Location Plan 0003 A, 0004, 002, 0001, Design and Access Statement, Heritage Statement

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 0003 A, 0004, 002, 0001, Design and Access Statement, Heritage Statement

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 consent:

The host building is Grade II listed and the proposal involves the relocation of the existing electrical equipment cupboard which is located in the lower ground floor front lightwell area. The cupboard is currently located under the pedestrian walkway and would be moved to the boundary wall with neighbouring no. 141. Associated cabling and a small cutting in the building are proposed in order to allow cables into the building. An internal electrical cupboard would be relocated to the dining room area. The proposals are of a small scale and would have minimal visibility from the public realm. The proposed works are thus not considered to harm the special character and appearance of the listed building.

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 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 National Planning Policy Framework 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer