

Application ref: 2022/2982/P  
Contact: Alan Wito  
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Date: 6 October 2022

**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)

Landers & Associates  
Landers & Associates  
67  
Riefeld Road  
LONDON  
SE9 2RA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**59 Lamb's Conduit Street**  
**London**  
**Camden**  
**WC1N 3NB**

Proposal:  
Installation of replacement window in rear elevation lightwell and new railings at ground floor level  
Drawing Nos: 21016-100; 21016-101; 21016-102; 21016-103; 21016-104; 21016-105; 21016-106; 21016-107; 21016-108; 21016-109; 21016-110; SK01; SK02; SK03; SK04; SK05; SK06; SK07; SK08;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

21016-100; 21016-101; 21016-102; 21016-103; 21016-104; 21016-105;  
21016-106; 21016-107; 21016-108; 21016-109; 21016-110; SK01; SK02;  
SK03; SK04; SK05; SK06; SK07; SK08;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Reasons for granting permission.

The building is a Grade II listed building within Bloomsbury Conservation Area. It is a four storey and basement early Georgian property with a shopfront on the ground floor. The ground floor and basement are a separate unit from the upper floors which are in a residential use. This application relates to the ground and basement unit which is currently in use as a retail unit. The buildings to north at 19-27 Great Ormond Street are listed Grade II.

Two small alterations are proposed on the rear elevation. The nonoriginal basement rear window is to be replaced and given its poor condition this is acceptable. Additionally a new balustrade would be introduced around the lightwell at ground floor level. Given that these parts of the building have been significantly extended the appearance of both the window and railings are acceptable. Both the window and railings are screened by buildings and trees so they are not visible from surrounding buildings or spaces.

The application was advertised by means of a site notice and press notice. Bloomsbury CAAC responded but raised no objection to the proposals.

The site's planning history was taken into account when arriving at this decision.

The proposed works preserve both the character and appearance of the conservation area and the setting of adjacent listed buildings. 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 NPPF (2022).

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and setting of neighbouring listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope

Chief Planning Officer