

Application ref: 2022/2972/L
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Date: 6 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Landers & Associates
67 Riefeld Road
London
SE9 2RA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**59 Lamb's Conduit Street
London
WC1N 3NB**

Proposal:

Installation of new window and railings to rear elevation lightwell at ground and basement level. Internal refurbishment of ground floor and basement including rebuilding basement chimney breast.

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 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:

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: 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.

- 4 The proposed rebuilding of the front basement chimney breast shall be completed within 12 months of the date of this consent being granted and the local planning authority notified in writing.

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 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. The proposals relate to the ground and basement unit which are currently in retail use. The special interest of the building on the ground and basement level lies largely with the appearance of the shopfront and the level of historic fabric and plan form which unusually survives in the basement.

The ground floor unit retains the semblance of the original floor plan although most internal partitions and features have been removed in the past and the plaster is modern. The rear part of the shop unit appears to be formed from later additions to the building. As a consequence of this the installation of intumescent coatings to the walls does not affect any historic fabric.

The basement has been largely used only for storage and contains much more original fabric such as the studwork for partition walls, remains of the basement stair and brick chimney breasts.

Following discussion with the planning department part of the front chimney breast was dismantled without listed building consent as there were concerns regarding the stability and safety of the structure. The bricks removed have

been retained and arranged on the floor. It is proposed to reconstruct the chimney breast using the salvaged materials to match the existing. To ensure this occurs a condition will be attached requiring it to be implemented within twelve months of the date of the consent being granted.

It is proposed to strengthen the existing floor joists through either bolting on additional joists for support or inserting reinforcing bars. Such an approach maintains as much historic fabric as possible in place without the need for removal. Plasterboard would then be fitted to the joists and a lobby installed at the base of the stairs for fire separation from the ground floor.

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. Given that these parts of the building have been significantly extended the appearance of both the window and railings are acceptable.

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.

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 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.
- 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) 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:

<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