

Application ref: 2022/3395/L
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Date: 17 October 2022

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Potter Raper Ltd
Duncan House
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undefined

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**29 Swinton Street
London
Camden
WC1X 9NW**

Proposal:

All existing painted surfaces to be redecorated. Windows and doors will be repaired/overhauled and painted, replacement like for like only if required. Brickwork repairs to all elevations. Front steps repaired. Refurbishment and repainting of railings.

Drawing Nos: Planning Statement (including Design and Access Statement); Heritage Statement; Location & Block Plans; Existing Elevations; Proposed Elevations.

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:

Planning Statement (including Design and Access Statement); Heritage Statement; Location & Block Plans; Existing Elevations; Proposed Elevations.

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 29 to 31 Swinton Street and 1 to 4 Swinton Place, a short terrace of three houses, are identified within the statutory list as Nos.29 to 33 Swinton Street, listed Grade II.

The site is located within the Bloomsbury Conservation Area. The terrace is constructed in yellow stock brick with rusticated stucco ground floors (c.1835-44). The properties are of 3 storeys, with slated mansard roofs and basements. The corner property (No.33) has a blind return to Swinton Place hence the renumbering.

The cast-iron railings with tasselled spearhead finials to Swinton Street are included in the listing.

Consent is sought for the selective repair and repointing of the brickwork and the repair and repainting of the stucco for all three properties.

Repair and restoration work is also proposed for the front entrance steps to Nos. 29 and 31. The steps have in the past been covered with a mixture of modern finishes, unsympathetic to the breathable masonry beneath. The proposals is to retain the existing steps, suitably cleaned and repaired. The modern finishes will be removed.

Railings are to be repaired, missing elements replaced, and repainted to match the existing colour.

The timber windows and doors are to be repaired and overhauled and then repainted.

The proposed refurbishment work is not seen as either contentious or deleterious to the architectural significance of the terrace.

The application has been advertised in the press and by means of a site notice. Bloomsbury CAAC were consulted. No consultation responses have been

received.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer