

Application ref: 2022/3986/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
Date: 1 November 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

www.camden.gov.uk/planning

Simon Levy Associates
Simon Levy Chartered Surveyors
Link House
49 Theobald Street
Borehamwood
WD6 4RT
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**47 B Argyle Square
London
Camden
WC1H 8AL**

Proposal:

Overhauling the existing slate roof coverings, limestone coping stones and lead weatherings in materials to match the existing where required. The existing roof structure is to remain untouched.

Drawing Nos: Site location plan; Design and Access Statement; Heritage Statement and Drawing numbered SLA 9608.101

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:

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 Site and Significance

47 Argyll Square is a GII listed building in the Bloomsbury Conservation Area. It is part of an early C19th terrace of 12 houses and its significance includes its architectural design and materials, evidential value as an early C19th house and its positive townscape value, including its group value with the rest of its terrace.

Impact of proposed works on significance

The main roof has failed numerous times over the past years with multiple instances of water ingress occurring to the flat below.

The works relate to repairing the existing slate roof coverings, limestone coping stones and lead flashings in materials to match the existing where required.

The existing roof structure is to remain untouched.

The CAAC has been consulted and they do not object to the proposals.

The works comprise like-for-like repair of existing fabric which is showing clear signs of deterioration. The works preserve the special interest of the listed building and its contribution to the character and appearance of the conservation area.

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 2016 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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer