

Application ref: 2022/3715/L  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**15 Mecklenburgh Square**  
**London**  
**Camden**  
**WC1N 2AD**

Proposal:

Rear courtyard investigation works including formation of an access door (with lintel) to inspect a sub floor void for dampness and render removal.

Drawing Nos: Historic Building Impact Assessment; Existing Lower Ground Floor & Ground Floor Plans, Elevations, Block & Location Plans; Proposed Lower Ground Floor & Ground Floor Plans & Elevations; Existing Section; Proposed Section; Provisional Damp Survey; Design Access 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:

Historic Building Impact Assessment; Existing Lower Ground Floor & Ground Floor Plans, Elevations, Block & Location Plans; Proposed Lower Ground Floor & Ground Floor Plans & Elevations; Existing Section; Proposed Section; Provisional Damp Survey; Design Access 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 listed building consent:

No.15 is part of the terrace of 24 houses that forms the east side of Mecklenburgh Square. The terrace, listed Grade II\* and located within Bloomsbury conservation area, is of four storeys plus basement and built between 1810 and 1820.

The supporting documentation eludes to the property having been subjected to works of alteration. The ground floor flat extension to the rear is believed to have been constructed approximately 30 years ago. It is currently unclear as to when (and how) the rear/side extension at 16 Mecklenburgh Square was constructed, however it can be roughly assumed that it was built around the same time period.

The formation of a temporary door opening is proposed to investigate the issue of existing rising damp along the property party walls. Works include the formation of a door opening and removal of small patches of the existing cementitious render for review of the structures behind and any damp proofing arrangements.

The proposed investigation is considered not to result in harm to the architectural significance of the building.

The treatment of the rising damp is likely to require further listed building consent.

It is anticipated that the temporary measures will be made good with traditional materials and repair once the issue of rising damp has been addressed.

The application has been advertised in the press and by means of a site notice.

Bloomsbury CAAC were consulted but did not submitted a response.

Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

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