

Application ref: 2021/4521/L
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Mr. Peter Crossley
35, Doughty Street
London
WC1N 2AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Doughty Street
London
WC1N 2AA

Proposal: Replacement of leaking asphalt roof with "Resitrix" EPDM, including low-level railing (retrospective)

Drawing Nos: Site Location Plan at 1:1250; 35DS-03; 35DS-04 Rev A; 35DS-05; 35DS-06 Rev. A; Design & Access Statement (June 2019); Heritage Statement (Nov 2021)

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

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; 35DS-03; 35DS-04 Rev A; 35DS-05; 35DS-06 Rev. A; Design & Access Statement (June 2019); Heritage Statement (Nov 2021)

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.

- 2 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

This application seeks retrospective listed building consent to replace the former asphalt roof above the modern rear kitchen extension with an EPDM roof, including a low-height decorative railing. The host building dates from the late 18th century and is grade II listed.

The proposed change is a minor alteration which does not affect an area of historic or architectural significance relating to the grade II listed building. The replacement roof solves the problem of the leaking roof and allows for the installation of insulation.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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.

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 positioned above the printed name.

Daniel Pope
Chief Planning Officer