

Application ref: 2021/3702/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Email: [Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)  
Date: 30 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr. Peter Crossley  
35, Doughty Street  
London  
WC1N 2AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission

This application seeks retrospective planning permission 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. It is located within the Bloomsbury Conservation Area.

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 and will not have an impact on the character and appearance of the Bloomsbury Conservation Area. The replacement roof solves the problem of the leaking roof and allows for the installation of insulation.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties due to the nature of the proposal.

No objections have been raised in relation to the works. The Bloomsbury CAAC commented on the application; however, their comments relate to works which do not form part of this application. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development 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 provisions of the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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:

[https://www.gov.uk/appeal-householder-planning-decision.](https://www.gov.uk/appeal-householder-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer