

Application ref: 2022/4542/L
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Date: 30 November 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Sir John Soanes Museum
13 Lincoln's Inn Fields
London
Camden
WC2A 3BP

Proposal:

Replacement of roof access ladders with new ladders, installation of two two roof access gantries with guarding, installation of temporary restraint safety lines, eyelet bolts and minor grab rails and ladder brackets.

Drawing Nos: 506MA/SK117A, 506MA/SK118A, 506MA/SK119B, 506MA/SK120A, 506MA/SK121A, 506MA/SK122A, 506MA/SK123A, 506MA/SK124B, 506MA/SK125, 506MA/SK126B, 506MA/SK127, 506MA/SK128A, 506MA/SK129, 506MA/SK130A, 506MA/SK131, 506MA/SK134, 506MA/SK136, 506MA/SK137

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:

506MA/SK117A, 506MA/SK118A, 506MA/SK119B, 506MA/SK120A, 506MA/SK121A, 506MA/SK122A, 506MA/SK123A, 506MA/SK124B, 506MA/SK125, 506MA/SK126B, 506MA/SK127, 506MA/SK128A, 506MA/SK129, 506MA/SK130A, 506MA/SK131, 506MA/SK134, 506MA/SK136, 506MA/SK137

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 The site is a trio of terraced townhouses of the late 18th and early 19th centuries, now a sculpture museum, listed grade I and making a positive contribution to the Bloomsbury Conservation Area.

The listed group also contains rear parts completely filling the rear to the mews behind, apart from an important central courtyard, looked out upon from a principal ground-floor room. Other windows looking down on the rear parts are either not publicly accessible, obscured or tangential.

The applicant wishes to upgrade the access systems on and to the rooftops. The proposal includes increases in height of existing ladders to allow safer landing, upgraded and extended duckboards, edge protection and mansafe lines and eyes.

The proposal has been designed to minimise visual impact. The elements on the roofs of the frontage houses are high enough not to be visible. Those on the rear parts will be largely invisible from the mews, save for increases in heights of ladders that are already visible. A heritage design has been chosen for the ladders meaning that they will be visually sympathetic and they will have a dull metallic finish. The views down from within the house have also been considered and will not be harmed. The rear roofscape is already chaotic, with a congested, ad hoc arrangement of lanterns, so will not be appreciably altered by the proposal.

Insofar as any additional clutter on the roofs is de facto harmful, the proposal

offers the lowest degree of less-than-substantial harm, but this is offset by the public benefit of protecting the fragile lanterns from damage and improving safety of access and therefore ease of maintenance.

If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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



Daniel Pope
Chief Planning Officer