

Application ref: 2022/4817/L
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21-22 Bloomsbury Square
London
WC1A 2NS

Proposal:

Internal alterations and refurbishment to all floors.

Drawing Nos: 41358-SML P2; 41358-LGF-GA P4; 41358-LGF-EX+DE P3; 41358-LGF-SOUT P1; 41358-LGF-FFIN P2; 41358-LGF-TP.01 P1; 41358-LGF-ST01 P4; 41358-LGF-DET.01A P4; 41358-LGF-LLS P2; 41358-00-GA P3; 41358-00-EX+DE P3; 41358-00-FFIN P1; 41358-00-WFIN P2; 41358-00-DET01-B P4; 41358-00-DET03 P2; 41358-00-FL P4; 41358-00-BL P1; 41358-01-GA P2; 41358-01-EX+DE P3; 41358-01-FFIN P2; 41358-01-WFIN P1; 41358-01-FL P4; 41358-01-DET.03 P3; 41358-01-DET01A P5; 41358-01-DET01B P5; 41358-01-TP.01 P4; 41358-01-BCL P2; 41358-02-GA P3; 41358-02-EX+DE P3; 41358-02-FL P3; 41358-02-BL P1; 41358-02-DET.03 P1; 41358-03-GA P1; 41358-03-BL P1; 41358-03-EX+DE P2; 41358-03-DET03 P1;

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:

41358-SML P2; 41358-LGF-GA P4; 41358-LGF-EX+DE P3; 41358-LGF-SOUT P1; 41358-LGF-FFIN P2; 41358-LGF-TP.01 P1; 41358-LGF-ST01 P4; 41358-LGF-DET.01A P4; 41358-LGF-LLS P2; 41358-00-GA P3; 41358-00-EX+DE P3; 41358-00-FFIN P1; 41358-00-WFIN P2; 41358-00-DET01-B P4; 41358-00-DET03 P2; 41358-00-FL P4; 41358-00-BL P1; 41358-01-GA P2; 41358-01-EX+DE P3; 41358-01-FFIN P2; 41358-01-WFIN P1; 41358-01-FL P4; 41358-01-DET.03 P3; 41358-01-DET01A P5; 41358-01-DET01B P5; 41358-01-TP.01 P4; 41358-01-BCL P2; 41358-02-GA P3; 41358-02-EX+DE P3; 41358-02-FL P3; 41358-02-BL P1; 41358-02-DET.03 P1; 41358-03-GA P1; 41358-03-BL P1; 41358-03-EX+DE P2; 41358-03-DET03 P1;

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:

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.

The application buildings are a pair of Georgian terrace houses dating from 1800-05. Records indicate that the buildings have been linked since the 1970s and were in residential use before conversion to office. Both buildings are Grade II listed for their architectural and historic interest which is partly derived from them being relatively well preserved examples of a housing type that characterised central London development in the late eighteenth and early nineteenth centuries.

The proposed works are mainly refurbishment of the buildings for a new occupant. Works involve the installation of storage units, kitchenettes, new lighting, flooring and blinds. These interventions have been designed to be

reversible and not damage any features such as skirtings. New lighting will re-use the existing fixings and wiring routes with the just the fittings themselves replaced.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 and title.

Daniel Pope
Chief Planning Officer