

Application ref: 2022/5242/L
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Ms Pilar Rivera
24, West Oak The Avenue
Beckenham
BR3 5EZ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

31 Lamb's Conduit Street
London
Camden
WC1N 3NG

Proposal:

Alterations to shopfront including fascia lettering and new projecting sign. Internal alterations at ground and basement levels.

Drawing Nos: Location Plan JIMMY FAIRLY Lamb's Conduit Scale 1:1.250; PR.03 Rev R.02; PR.04 Rev R.02; PR.05 R.02; Existing layout Rev.02; Proposed plans Rev.02; Existing sections Rev.02; Proposed sections Rev.02;

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:

Location Plan JIMMY FAIRLY Lamb's Conduit Scale 1:1.250; PR.03 Rev R.02; PR.04 Rev R.02; PR.05 R.02; Existing layout Rev.02; Proposed plans Rev.02; Existing sections Rev.02; Proposed sections Rev.02;

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 buildign consent:

The application building is a grade II listed terrace house dating from circa 1765-7 with a twentieth century shopfront on the ground floor. It is located in Bloomsbury Conservation Area. The proposed works are confined solely to the ground and lower ground floor retail unit and the shopfront.

Internally the ground floor has lost most of its original features with only remnants of the layout, such as chimney breasts, and the location of the staircase remaining. It is proposed to replace the exiting staircase to the basement with one which is wider and more usable. At the time of the site visit works had already commenced and the existing basement staircase removed. The applicant supplied photographs of the previous staircase which revealed that it had at least been heavily altered and perhaps replaced in the past. Given that much of the historic fabric had been previously removed it is unlikely that the existing staircase contained a significant amount of historic fabric and therefore its replacement, in a similar location, would not harm the special interest of the building. All other internal works are reversible fittings which do not harm the heavily altered interior.

Externally the shopfront is unremarkable except for its general proportions, arrangement and the cornice at the top of the fascia. The application of non illuminated letters to the fascia is in keeping with the shopfront and the wider character of the area. Whilst there are few projecting fascia signs in the area they are not an alien feature on a shopfront and it is noted that this fascia is set back further than others and there are no historic decorative features that it would interfere with.

The application of mouldings and details to the shopfront are appropriate.

The proposed works preserve the special interest of the listed building.

The application has been advertised in the press and by means of a site notice and Bloomsbury CAAC was also consulted. One letter of objection was received from a nearby resident regarding the removal of the basement stair and that this required careful assessment as it could be an original feature.

The site's planning history has been taken into account in making this decision.

Special 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 and the NPPF 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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer