

Application ref: 2022/1811/L
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Date: 2 March 2023

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45 Welbeck Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

18 - 19 Southampton Place
London
WC1A 2AJ

Proposal:

External and internal repair, replacement, cleaning and maintenance.

Drawing Nos: 22.963-Schedule of Work PLANNING, 22.963.PL.0200_Site Location Plan, 22.963.PL.0201_Block Plan, 22.963.PL.0301_20-22 SP Existing LG Floor Plan, 22.963.PL.0300_18-19 SP Existing LG + G Floor Plans, 22.963.PL.0303_23 SP Existing LG + G Floor Plan, 22.963.PL.0302_20-22 SP Existing Ground Floor Plan, 22.963.PL.0305_46-47 BS Existing Ground Floor Plan, 22.963.PL.0304_46-47 BS Existing Lower Ground Floor Plan, 22.963.PL.0310_18-19 SP Existing Roof Plan, 22.963.PL.0306_1 SP Existing LG + G Floor Plans, 22.963.PL.0312_23 SP Existing Roof Plan, 22.963.PL.0311_20-22 SP Existing Roof Plan, 22.963.PL.0313_46-47 BS Existing Roof Plan, 22.963.PL.0550_20-22 SP Existing Front Elevation, 22.963.PL.0314_1 SP Existing Roof Plan, 22.963.PL.0551_20-22 SP Existing Rear Elevations, 22.963.PL.0552_20-22 SP Existing Side Elevations, 22.963.PL.0554_46-47 BS Existing Front Elevation, 22.963.PL.0553_46-47 BS Existing Side Elevation, 22.963.PL.0560_18-19 SP Existing Front Elevation, 22.963.PL.0555_46-47 BS Existing Rear Elevations, 22.963.PL.0563_18-19 SP Existing Side Elevations 2 of 2, 22.963.PL.0562_18-19 SP Existing Side Elevations 1 of 2, 22.963.PL.0561_18-19 SP Existing Rear Elevations, 22.963.PL.0581_23 SP Existing Rear Elevations, 22.963.PL.0580_23 SP Existing Front Elevation, 22.963.PL.0591_1 SP Existing Rear Elevations, 22.963.PL.0590_1 SP Existing Front Elevation, 22.963.PL.1301_20-22 SP Proposed Lower Ground Floor Plan, 22.963.PL.1300_18-19 SP Proposed LG + G

Floor Plans, 22.963.PL.1303_23 SP Proposed LG + G Floor Plan, 22.963.PL.1302_20-22 SP Proposed Ground Floor Plan, 22.963.PL.1306_1 SP Proposed LG + G Floor Plans, 22.963.PL.1305_46-47 BS Proposed Ground Floor Plan, 22.963.PL.1304_46-47 BS Proposed Lower Ground Floor Plan, 22.963.PL.1311_20-22 SP Proposed Roof Plan, 22.963.PL.1310_18-19 SP Proposed Roof Plan, 22.963.PL.1313_46-47 BS Proposed Roof Plan, 22.963.PL.1312_23 SP Proposed Roof Plan, 22.963.PL.1550_20-22 SP Proposed Front Elevation, 22.963.PL.1314_1 SP Proposed Roof Plan, 22.963.PL.1553_46-47 BS Proposed Side Elevation, 22.963.PL.1552_20-22 SP Proposed Side Elevations, 22.963.PL.1551_20-22 SP Proposed Rear Elevations, 22.963.PL.1555_46-47 BS Proposed Rear Elevations, 22.963.PL.1554_46-47 BS Proposed Front Elevation, 22.963.PL.1561_18-19 SP Proposed Rear Elevation, 22.963.PL.1560_18-19 SP Proposed Front Elevation, 22.963.PL.1563_18-19 SP Proposed Side Elevations 2 of 2, 22.963.PL.1562_18-19 SP Proposed Side Elevations 1 of 2, 22.963.PL.1580_23 SP Proposed Front Elevation, 22.963.PL.1591_1 SP Proposed Rear Elevations, 22.963.PL.1590_1 SP Proposed Front Elevation, 22.963.PL.1581_23 SP Proposed Rear Elevations, HLE Externals Decs Planning Covering Letter and heritage statement.

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:
22.963-Schedule of Work PLANNING, 22.963.PL.0200_Site Location Plan, 22.963.PL.0201_Block Plan, 22.963.PL.0301_20-22 SP Existing LG Floor Plan, 22.963.PL.0300_18-19 SP Existing LG + G Floor Plans, 22.963.PL.0303_23 SP Existing LG + G Floor Plan, 22.963.PL.0302_20-22 SP Existing Ground Floor Plan, 22.963.PL.0305_46-47 BS Existing Ground Floor Plan, 22.963.PL.0304_46-47 BS Existing Lower Ground Floor Plan, 22.963.PL.0310_18-19 SP Existing Roof Plan, 22.963.PL.0306_1 SP Existing LG + G Floor Plans, 22.963.PL.0312_23 SP Existing Roof Plan, 22.963.PL.0311_20-22 SP Existing Roof Plan, 22.963.PL.0313_46-47 BS Existing Roof Plan, 22.963.PL.0550_20-22 SP Existing Front Elevation, 22.963.PL.0314_1 SP Existing Roof Plan, 22.963.PL.0551_20-22 SP Existing Rear Elevations, 22.963.PL.0552_20-22 SP Existing Side Elevations, 22.963.PL.0554_46-47 BS Existing Front Elevation, 22.963.PL.0553_46-47 BS Existing Side Elevation, 22.963.PL.0560_18-19 SP Existing Front Elevation, 22.963.PL.0555_46-47 BS Existing Rear Elevations, 22.963.PL.0563_18-19 SP Existing Side Elevations 2 of 2, 22.963.PL.0562_18-19 SP Existing Side Elevations 1 of 2, 22.963.PL.0561_18-19 SP Existing Rear Elevations, 22.963.PL.0581_23 SP Existing Rear Elevations, 22.963.PL.0580_23 SP Existing Front Elevation, 22.963.PL.0591_1 SP Existing Rear Elevations, 22.963.PL.0590_1 SP Existing Front Elevation, 22.963.PL.1301_20-22 SP Proposed Lower Ground Floor Plan, 22.963.PL.1300_18-19 SP Proposed LG +

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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.

- 4 The masonry will be cleaned using water only. A sample patch of cleaned masonry shall be submitted to and approved by the LPA prior to this part of the works going ahead.

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 Number 1 and numbers 18-23 Southampton Place are all grade II* listed, constructed in 1758-63 under the direction of Henry Flitcroft. All are terraced houses built from multi coloured stock bricks.

Numbers 46-67 Bloomsbury Square are grade II listed constructed in 1840-50 and form a terrace of two houses built from stock bricks.

The proposals are to repair the external elevations of the buildings works include the following:

- " Cleaning masonry.
- " Repaint all painted masonry elements.
- " Repaint all painted timber elements.
- " Remove all metal window security bars, repaint and re-secure in place.-
- " Making good of fabric associated with the upgrading of existing external services allowed for elsewhere.

The repair works are welcome as they will prevent any further damage to the building will ensure their long term upkeep.

Conditions have been added to the consent to ensure the repair works are carried out in a manner sensitive to the historic character of the buildings.

The proposed works will not harm the special interest of the grade-II and II*-listed buildings.

The application has been advertised in the press and by means of a site notice, whereby one consultation response was received in support of the proposals. 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.

- 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