

Application ref: 2022/3137/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 24 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Savills (UK) Limited
33 Margaret Street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Brunswick Centre Estate
12 and 14 Brunswick Centre
London
WC1N 1AE

Proposal:

The replacement of the existing shopfront and internal alterations associated with the amalgamation of the existing units 12 & 14.

Drawing Nos: 123/001; 123/002; 123/003; 123/004; 123/005; 123/006; 123/008;
123/009; 123/010; 12-14BSC/SLP/2021 and 1564-E02-GA.

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: 123/001; 123/002; 123/003; 123/004; 123/005;

123/006; 123/008; 123/009; 123/010; 12-14BSC/SLP/2021 and 1564-E02-GA.

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 Reason for granting consent:

Listed building consent is sought for the replacement of the existing shopfronts to these two units as revised reduced the majority of the metal work decreasing the shopfront thickness, so not to interrupt the 'sleekness' and the consistency to the Levitt Bernstein scheme. The proposed internal works will also include a comprehensive internal 'fit out' which would comprise the installation of a new kitchen (including an area for both cold preparation and formal cookline) and a separate area (display, service and storage) for the retail / delicatessen function; alterations to the ceilings (heights, finishes and installations); electricity points and infrastructure routing; plumbing locations; and floor finishes. There will also be a separate, dedicated area for restaurant seating which will include in built, banquet seating.

The internal space will be redecorated, with no impacts on historic features. The works to the electrical points, the plumbing locations and the floor finishes are considered to be in keeping with the historic and architectural character of the heritage asset, as well as complementary for the future use of important commercial space within the retail centre. As such, no harm is considered to be caused to the special interest of the grade II listed building.

Externally the proposal would include the removal of existing glazing and two sets of doors (providing independent access to Units 12 and 14); and installation of a revised shopfront comprising two new electric doors with sensors, which are inset to take the glazing line behind one of the structural columns which creates an external lobby area.

The existing shopfront is modern (following the refurbishment works in 2006) and accordingly there is no loss of any historic fabric as a direct result of the development. The proposed works will not have any impact on the significance of the heritage asset. The new shopfront retains the use of materials which are consistent with the wider Centre and is entirely appropriate in terms of form and function. The design will retain an active shopfront which will support the Brunswick Centre's intended function as a local retail and service amenity. As revised the redesign has reduced the previously shown metal work and does

not interrupt the 'sleekness' and the consistency to the Levitt Bernstein scheme and the Conservation Officer raised no objection to the revised scheme.

Historic England was consulted and responded by a letter dated 02 August 2022 (stamped by the Secretary of State on 15 August 2022), authorising the Council to determine the application as it sees fit. 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer