

Application ref: 2023/1163/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Atomik Architecture
41 Water Lane
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E15 4NL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
44-46 Working Mens College
Crowndale Road
London
Camden
NW1 1TR

Proposal:
Refurbishment of library on second floor, including installation of secondary glazing.
Drawing Nos: 0589 (10) 001; 0589 (20) 100 Rev A; 0589 (32) 500 Rev B; 0589 (32) 501; 0589 (60) 100;

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:

0589 (10) 001; 0589 (20) 100 Rev A; 0589 (32) 500 Rev B; 0589 (32) 501; 0589 (60) 100;

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 consent:

The Working Men's College is a Grade II listed building dating from 1904-1906. It has an asymmetrical facade in the British Free Style in red brick. It was founded to offer non vocational studies in humanities, history, theology and natural sciences within a collegiate community. The building is of both architectural and historic interest.

This application involves only the library space which survives relatively unaltered. Given the historic role of the building in providing education the library space contributes to the special interest of the building. The original barrel vault roof form, windows and book shelves still survive.

The main alteration is the insertion of secondary glazing within the reveals of the windows. The design of this had been carefully considered to reduce its visibility from the outside by following the general fenestration pattern of the primary window. It is noted that secondary glazing has been approved in many other windows within the building.

The lighting and power sockets within the library will be replaced but use existign cable routes and penetrations. New pendant lights are proposed but these are a reinstatement of a feature that has previously been removed.

The special interest of the building is preserved by the proposed work. As such, the proposals are in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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.

- 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 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.

- 4 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.

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