

Application ref: 2022/2089/L  
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**Development Management**  
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Turley  
8th Floor, Lacon House  
84 Theobalds Road  
London  
WC1X 8NL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**The Heal's Building**  
**196 Tottenham Court Road**  
**London**  
**W1T 7LQ**

Proposal: Refurbishment and external alterations to Alfred Mews facade, including removal and replacement of roller shutters, installation of fenestration, new entrance doors, retractable awnings and associated internal refurbishment works including erection of new stair, removal of partitions and floors, and installation of new facilities

Drawing Nos: Site Location Plan 1215\_PL3i-S-00 P1, 1215\_PL3i-EX-D2 P1, 1215\_PL3i-EE-01 P1, 1215\_PL3i-EX-D1 P1, 1215\_PL3i-EX-D3 P1, 1215\_PL3i-EX-10 P1, 1215\_PL3i-EX-00 P1, 1215\_PL3i-ES-AA P1, 1215\_PL3i-ES-AiAi P1, 1215\_PL3i-ED-01 P1, 1215\_PL3i-ED-04 P1, 1215\_PL3i-ED-03 P1, 1215\_PL3i-ED-02 P1, 1215\_PL3i-DP-00 P1, 1215\_PL3i-DS-AA P1, 1215\_PL3i-DS-AiAi P1, 1215\_PL3i-DS-DD P1, 1215\_PL3i-ME-D2 P1, 1215\_PL3i-GE-01 P1, 1215\_PL3i-ME-D1 P1, 1215\_PL3i-ME-D3 P1, 1215\_PL3i-GA-00 P2, 1215\_PL3i-GA-10 P2, 1215\_PL3i-GS-AA P1, 1215\_PL3i-GS-DD P2, 1215\_PL3i-GS-AiAi P1, Design and Access Statement, Heritage Statement (prepared by Turley dated May 2022), Baseline Heritage Appraisal (prepared by Turley dated December 2021),

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:

Site Location Plan 1215\_PL3i-S-00 P1, 1215\_PL3i-EX-D2 P1, 1215\_PL3i-EE-01 P1, 1215\_PL3i-EX-D1 P1, 1215\_PL3i-EX-D3 P1, 1215\_PL3i-EX-10 P1, 1215\_PL3i-EX-00 P1, 1215\_PL3i-ES-AA P1, 1215\_PL3i-ES-AiAi P1, 1215\_PL3i-ED-01 P1, 1215\_PL3i-ED-04 P1, 1215\_PL3i-ED-03 P1, 1215\_PL3i-ED-02 P1, 1215\_PL3i-DP-00 P1, 1215\_PL3i-DS-AA P1, 1215\_PL3i-DS-AiAi P1, 1215\_PL3i-DS-DD P1, 1215\_PL3i-ME-D2 P1, 1215\_PL3i-GE-01 P1, 1215\_PL3i-ME-D1 P1, 1215\_PL3i-ME-D3 P1, 1215\_PL3i-GA-00 P2, 1215\_PL3i-GA-10 P2, 1215\_PL3i-GS-AA P1, 1215\_PL3i-GS-DD P2, 1215\_PL3i-GS-AiAi P1, Design and Access Statement, Heritage Statement (prepared by Turley dated May 2022), Baseline Heritage Appraisal (prepared by Turley dated December 2021)

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 internal proposals involve alterations to the ground floor layout in order to provide a new office entrance and amenity space. These would involve the removal of raised floors, partitions and repair of existing concrete structures including the loading bay flooring. The rear portion of the office entrance area would have toilets, storage and meeting rooms which would sit within the existing building envelope. The proposals would not harm the historic fabric of the building and are considered acceptable. A new concrete stair with a bronze handrail is proposed and a new timber reception desk are considered to be sympathetic additions that would not harm the historic fabric of the building.

The external proposals involve the removal of the existing roller shutters at the ground and the installation of nine new doors and one new roller shutter. The doors would be metal framed with a bronze finish. The doors are considered to be sympathetic to the appearance and fenestration on the Alfred Mews

elevation. The remaining one roller shutter would be finished on bronze to match the finish of the doors. It is also proposed to install 6 new retractable awnings above the proposed doors which would be finished in red and bronze; they would be sympathetic additions and subordinate to the Alfred Mews elevation.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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