

Application ref: 2023/2764/L
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Date: 1 November 2023

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Regeneration and Planning
London Borough of Camden
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MRI Springboard
9 King Street
London
EC2V 8EA
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
43 Earlham Street
London
Camden
WC2H 9LX

Proposal:

Installation of footfall counter to front elevation at first floor level for a period of 12 months.
Drawing Nos: Location plan (Planning Portal Reference: PP-12284469v1);
Unnumbered 2 page document by Springboard showing proposed counter location and cable route;

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 (Planning Portal Reference: PP-12284469v1); Unnumbered 2 page document by Springboard showing proposed counter location and cable route;

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 works hereby approved are for a temporary period only and shall be removed from the property within 13 months, from the date of installation.

Reason: The type of works are not such as the local planning authority is prepared to approve other than for a limited period, in view of their appearance and their impact on the special interest of the listed building. The permanent retention of the works would be contrary to the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

This application seeks approval for the installation of a footfall counter at first floor level of the building for one year.

The application site is a grade II listed building dating from the mid nineteenth century. It is a substantial warehouse taking up much of the block facing onto the surrounding streets. The building's special interest lies with it being an example of industrial development, a period of development which transformed Britain's society. Architecturally, whilst the building is more functional in appearance but the historic use is still expressed in features on the façade such as external winches.

In comparison with the overall scale of the building the footfall counter would be a modest addition to the building. It would be in black metal and tie in with the colour of the windows and other pieces of the metalwork on the building's exterior. Its functional appearance is somewhat in keeping with the appearance of the building. Fixings will be made into mortar joints so that if the counter is removed any damage to the fabric of the building could be easily made good.

The proposed footfall counter would cause a small degree of less than substantial harm to the appearance of the building. However this level of harm

has been reduced to the minimum necessary and a condition will be attached requiring its removal after one year. The scheme delivers some public benefits which outweigh the harm, notably allowing the landowner of the surrounding area to accurately measure pedestrian footfall which will aid them in maintaining viable uses within their listed buildings.

Bloomsbury CAAC was consulted and responded with no comments. Site and press notices were also published but no responses were received as a result of these.

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 2023.

- 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.

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 positioned above the printed name.

Daniel Pope
Chief Planning Officer