

Application ref: 2023/2294/L
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wsp
70 Chancery Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Sainsbury's
17-21 Camden Road
London
NW1 9LJ

Proposal:

Replacement of rooftop plant machinery and erection of steel gantry clad in perforated aluminium on north-west corner accommodating additional plant equipment
Drawing Nos: PL-A-2001; PL-A-2002; PL-A-2003; PL-A-2004; PL-A-2005; PL-A-2006 REVA; PL-A-2007 REVA; PL-A-2008; PL-A-2009; GDP-Z01-02-SK-S-2803; GDP-Z01-02-SK-S-2808; DG3_2127_0194_B; Noise Impact Assessment by Base Build Services Ltd dated 22nd May 2023 and Cover letter by WSP dated 23rd May 2023.

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: PL-A-2001; PL-A-2002; PL-A-2003; PL-A-2004; PL-A-2005; PL-A-2006 REVA; PL-A-2007 REVA; PL-A-2008; PL-A-2009; GDP-Z01-02-SK-S-2803; GDP-Z01-02-SK-S-2808; DG3_2127_0194_B; Noise Impact Assessment by Base Build Services Ltd dated 22nd May 2023 and Cover letter by WSP dated 23rd May 2023.

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 Before the relevant part of the work is begun, a sample of the cladding to demonstrate that the perforation detail and powder coating is an appropriate that would match the original cladding, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved sample shall be retained on site until the work has been completed.

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:

The Camden Sainsbury's Supermarket was constructed 1986-88, to designs by Nicholas Grimshaw and Partners in the High-Tech architectural style. The building is rectangular in plan with its primary street frontage facing south-east onto Camden Road. In response to the tight urban site, ancillary accommodation and plant areas have been stacked into first-floor strips running along the long edges of the structure, giving a two-storey elevation to the street and to the rear. Beneath and between these two storey elements is the main shopping hall which is a single-height space with arched roof form. It has a steel frame clad in pre-fabricated aluminium panels with exposed tension rod structural elements.

The site is immediately adjacent to the Church of St Michaels (Grade II* listed) and the War Memorial at the Church of St Michaels (Grade II listed), the residential terrace 1-12 Grand Union Walk (Grade II listed) to the north and 18-62 Camden Road (Grade II listed) opposite to the south.

Listed building consent is sought for the replacement of rooftop plant machinery and deck, and the construction of a self-supporting steel gantry to

accommodate additional equipment in sites north-west corner with side access door.

The proposed replacement coolers/condensers and associated deck is considered acceptable in design and appearance. The proposed plant enclosure would be lower than the existing structure by approximately 514mm and there would be limited visibility of the equipment from the public realm providing a visual benefit and enhancing the existing condition. The proposed steel gantry would be located to the north-west corner and whilst this would add additional bulk and massing to the building, the existing corner setback provides some architectural relief to the building and the proposed extension would be constructed in response to the context of the tight urban site which allows for uninterrupted views in the setting of the neighbouring Listed Grade II* Church of St Michael from Hawley Terrace and will alter the relationship and views to the Grade II Listed terrace 1-12 Grand Union Walk, also to the designs of Grimshaw.

Notwithstanding this, it has been sufficiently demonstrated that there are no other locations on the site where the new FLE gantry could be accommodated and that the scale of the gantry has been sized to the minimum bulk and scale in accordance with manufacturers specifications in accordance with the space guidelines to safely accommodate the plant.

The upper gantry balustrade around the plant equipment would be clad in a perforated aluminium with powder coated finish to match the existing cladding. The balustrade would be 2300mm high and would not fully enclose the corner of the building that would maintain the views of the original buildings form and the features behind the building would be adequately retained. The structure would be independently supported on columns which would be fixed to the service yard slab which would be separated from the main building. The design of the frame would therefore preserve the unique architectural features of the High-Tech buildings exposed steel frame. The self-supporting nature of the structure would ensure that the proposed works would be reversable and can be removed in the future without posing harm to the building.

The proposed works adequately preserve the High-Tech aesthetic qualities and appearance of the building and pose nominal harm to the historic fabric. It has therefore been assessed that the special interest of Grade II listed building, setting and the character and appearance of the Regent's Canal Conservation Area would be adequately preserved and the works can be supported from a Heritage and Conservation perspective. The harm posed to the form and fabric of the building has also been considered in balance with the public benefits of the scheme, where the replacement mechanical plant is more energy efficient and would reduce greenhouse gas emissions, enhancing the sustainable performance of the building.

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.

No comments from adjoining occupiers have been received as part of this application. The site history has been duly considered as part of the assessment of this case.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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