

Application ref: 2023/2285/L  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 6 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

WSP  
70 Chancery Lane  
London  
WC2A 1AF

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**17-21 Camden Road**  
**London**  
**NW1 9LJ**

#### Proposal:

Works to the basement and ground floor car park area to include the replacement of existing traveller, installation of a new customer lift, removal of ducting, relocation of EV charging spaces, alterations and relocations of the roadway, kerbs and to car park spaces, improvements to public realm, ANPR cameras and new car barriers, relocation of mini cab booth, installation of new cycle stands and resurfacing of existing hard landscaping.

Drawing Nos: AP 0000 001 P3; AP 0010 001 P3; AP 0010 002 P3; AP 0010 003 P1; AP 0020 001 P1; AP 0030 001 P1; AP 0010 101 P4; AP 0010 102 P5; AP 0010 103 P2; AP 0020 101 P1; AP 0030 101 P1; AP 0030 102 P1; AP 4500 101 P2; 70101996-PL1; 70101996-HER; GDP ZZZ ZZ DR S 2800 P1; GDP ZZZ ZZ DR S 2801 P2; GDP ZZZ ZZ DR S 2805 P1; XX-XXXX\_XXXX-HAL ZZZ-B1-DR-E-6003; PSB P 80004 140 B P01; XX-XXXX\_XXXX-HAL-ZZZ-XX-DR-M-5708; XX-XXXX\_XXXX-HAL-ZZZ-B1-DR-E-6050; XX-XXXX\_XXXX-HAL-ZZZ-B1-DR-E-6708; XX-XXXX\_XXXX\_HAL-ZZZ-B1-DR-E-6308; XX-XXXX\_XXXX-HAL-ZZZ-XX-DR-E-6000; Design and Access Statement, by Steve Ritchie Partnership Limited and Proposed Mechanical and Electrical Schedule of Works, prepared by Halsall Electrical.

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: AP 0000 001 P3; AP 0010 001 P3; AP 0010 002 P3; AP 0010 003 P1; AP 0020 001 P1; AP 0030 001 P1; AP 0010 101 P4; AP 0010 102 P5; AP 0010 103 P2; AP 0020 101 P1; AP 0030 101 P1; AP 0030 102 P1; AP 4500 101 P2; 70101996-PL1; 70101996-HER; GDP ZZZ ZZ DR S 2800 P1; GDP ZZZ ZZ DR S 2801 P2; GDP ZZZ ZZ DR S 2805 P1; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6003; PSB P 80004 140 B P01; XX-XXXX-XXXX-HAL-ZZZ-XX-DR-M-5708; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6050; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6708; XX-XXXX-XXXX-HAL-ZZZ-B1-DR-E-6308; XX-XXXX-XXXX-HAL-ZZZ-XX-DR-E-6000; Design and Access Statement, by Steve Ritchie Partnership Limited and Proposed Mechanical and Electrical Schedule of Works, prepared by Halsall Electrical.

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, detailed including manufacturers' specifications of the proposed aluminium cladding, shall be submitted to and approved in writing by the local planning authority.

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 listed building consent:

The host building was constructed 1986-88, to designs by Nicholas Grimshaw and Partners in the High-Tech architectural style. It has a rectangular plan with its primary two-story street frontage facing south-east onto Camden Road and central arch vaulted shopping hall. The building has architectural and historic significance as a distinctive piece of contextual inner-city bespoke High-Tech

design, that integrates an overtly modern aesthetic into Camden's historic urban grain. The design of the entrance vestibule and enclosure to the travelators has been specifically informed by the historic context next to the Grade I listed church are demonstrative of innovative technological developments. The building is the centrepiece of a successful mixed-use scheme which marked a turning point in the career of Nicholas Grimshaw, one of the country's leading proponents of High-Tech architecture.

Listed building consent is sought for alterations to the basement and ground floor car park area and public realm - including the relocation of EV charging spaces, alterations and relocations of the roadway, kerbs and to car park spaces, improvements to public realm, ANPR cameras and new car barriers, relocation of mini cab booth, installation of new cycle stands and resurfacing of existing hard landscaping.

The basement car park is noted in the Listing description as being of no special architectural or historic interest. It is therefore considered that the works proposed to the basement level would not affect the significance or special historic or architectural interest of the listed building and are acceptable.

The steep pitch of the two existing travelators has been identified health and safety hazard and it is therefore proposed for their replacement with new models that have a reduced gradient. This will involve extending the length of the structures and associated glazed balustrades by 1276mm. The position, layout and number of travelators will not be altered, and it is considered that the slight extension in length will have nominal visual or spatial impact and the significant qualities of the atrium space. The travelator replacement and associated extension has also been considered in balance with the public safety benefits that it will provide.

It is proposed to utilise the existing service void and install a lift for customer accessibility to the basement. This would require reconfigurations to the service entrance/fire escape to create lift access doors directly into the atrium. The existing mini-cab booth will be relocated to behind the building as part of the public realm works. To accommodate the mechanical equipment for the new lift, an overrun above the existing enclosure would be required, adding bulk and mass into the open volume of the atrium space. However, the height of the overrun would be inserted behind the structure of the roof form, leaving visible and unaltered the distinctive translucent barrel vaults with exposed steel beams and tie rods.

The reconfiguration of the rear service entrance/fire escape and lift access will retain the material character of the existing structure with aluminium panel cladding, the profile and powder coated finish specified to match the existing external treatment of the building.

As the existing barrel vaulted roof structure of notable architectural interest will not be impacted, and the material finish of the alterations will match the existing cladding treatment, it is considered that the reconfiguration of the entrance atrium with lift over run addition will not pose substantial harm to the historic fabric or spatial character of the atrium space.

The proposed public realm improvements to the rear carpark and service yard are considered to enhance the setting of the Camden Sainsbury's and other Grade II listed building (Sainsbury's and 1-12 Grand Union Walk) in the immediate context by creating a more accessible, safe and green piece of public realm that allows for better connectivity through from Kentish Town Road and Camden Road. The public realm works will form part of the larger associated Grand Union House redevelopment (2021/0911/P).

A continuous homogenous surface of concrete block pavers is proposed throughout the stores entrance atrium through to the pavements. The existing trolley "cattle grids" at the Camden Road and Kentish Town Road entrances are key features of the building that reference the innovative use of trolley wheel locking technology that was an innovative and a unique feature at the time of construction. This feature of historic interest will be relocated slightly but shall be retained as part of the public realm works (resurfacing). Their new position will be in the immediate vicinity of the existing and therefore no objection is raised to these works. Further works will include the general cleaning of the atrium roof and redecoration of the exposed steel structure where necessary to match like-for-like.

The proposed works retain the High-Tech aesthetic qualities and appearance of the building, specifically the entrance atrium space, and will pose nominal harm to the historic fabric which is assessed that the special interest of Grade II listed building, setting and the character and appearance of the Regent's Canal Conservation Area will be adequately preserved and the works can be supported from a Heritage and Conservation perspective. However, a condition is attached requiring details of the specifications of the proposed aluminium cladding to be submitted and approved.

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](http://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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer