

Application ref: 2023/3430/L
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Da Vinci House
44 Saffron Hill
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

2-16 Kings Court
Goodge Street
London
Camden
W1T 2QA

Proposal:

Internal works to communal areas

Drawing Nos: 0001 Rev PL01, GA: 0100 PL01, GA: 0101 Rev PL01, GA: 0102 Rev PL01, GA: 0103 Rev PL01, GA: 0104 Rev PL01, AA/BB: 0110 Rev PL01, CC/DD: 0111 Rev PL01, AA/BB/CC/DD: 0112 Rev PL01, AA/BB/CC/DD: 0113 Rev PL01, AA/BB/CC/DD: 0114 Rev PL01, AA/BB/CC/DD: 0115 Rev PL01, AA/BB/CC/DD: 0116 Rev PL01, 0200 Rev PL01, 0201 Rev PL01, 0202 Rev PL01, 0203 Rev PL01, 0204 Rev PL01, Proposed Demolition Section AA/BB: 0210 Rev PL01, 0211 Rev PL01, 0300 Rev PL01, 0301 Rev PL01, 0302 Rev PL01, 0303 Rev PL01, 0304 Rev PL01, 0310 Rev PL01, 0311 Rev PL01, 4200 Rev PL01, 4201 Rev PL02, 4202 Rev PL01, 4203 Rev PL01, 4204 Rev PL01, 2401 Rev PL01, 3501 Rev PL01, 4301 Rev PL01, 7000 Rev PL01, 7001 Rev PL01, 7002 Rev PL01, 7003 Rev PL01, DMB_XX_DR_A_3201 Rev PL01.

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:

0001 Rev PL01, GA: 0100 PL01, GA: 0101 Rev PL01, GA: 0102 Rev PL01, GA: 0103 Rev PL01, GA: 0104 Rev PL01, AA/BB: 0110 Rev PL01, CC/DD: 0111 Rev PL01, AA/BB/CC/DD: 0112 Rev PL01, AA/BB/CC/DD: 0113 Rev PL01, AA/BB/CC/DD: 0114 Rev PL01, AA/BB/CC/DD: 0115 Rev PL01, AA/BB/CC/DD: 0116 Rev PL01, 0200 Rev PL01, 0201 Rev PL01, 0202 Rev PL01, 0203 Rev PL01, 0204 Rev PL01, Proposed Demolition Section AA/BB: 0210 Rev PL01, 0211 Rev PL01, 0300 Rev PL01, 0301 Rev PL01, 0302 Rev PL01, 0303 Rev PL01, 0304 Rev PL01, 0310 Rev PL01, 0311 Rev PL01, 4200 Rev PL01, 4201 Rev PL02, 4202 Rev PL01, 4203 Rev PL01, 4204 Rev PL01, 2401 Rev PL01, 3501 Rev PL01, 4301 Rev PL01, 7000 Rev PL01, 7001 Rev PL01, 7002 Rev PL01, 7003 Rev PL01, DMB_XX_DR_A_3201 Rev PL01.

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 The site is the former Catesby's Store selling carpet and linoleum, built in 1903 under Henry Alfred Whitburn. The exterior has a 'free renaissance style' with elevations of red brick with extensive Portland Stone dressings and granite faced lower floors. The roof is slate and bronze-tiled. Historic England note in the list description that the buildings significance is primarily found in the external architecture:

'Listed principally for its exceptionally exuberant facades, which embody the commercial confidence of Edwardian London at the zenith of imperial power, and are spirited examples of eclectic historicism in architecture.'

Internally the building has been much altered, the plan form has been almost entirely eroded due to later building fit outs and there are no decorative features. The building has also been laterally joined on the upper floors to nos. 10-16 Goodge Street.

The proposals impact the stair core to the most western part of the building. Although historic plans of the building have not been submitted, it is likely this stair core is a modern addition to the building, as the floor levels of the stair core meet the levels of the modern building to which it has been laterally linked rather than the floor levels of the historic part of the building. There is no historic fabric within the space apart from the windows which at first floor level are of significance.

The proposals are for a modern fit out of the circulation space. The floors and walls are overlaid with Portland stone, white onyx and decorative aged brass. A new suspended ceiling is also erected with decorative lighting. As the affected area of the building does not contain historic fabric and is not of high significance, the decorative fit out of the space will not harm the special historic and architectural interest of the building.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 NPPF.

- 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



Daniel Pope

Chief Planning Officer