

Application ref: 2023/4904/L
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Date: 24 November 2023

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Coram's Fields and the Harmsworth Memorial
Playground
Coram's Fields
93 Guilford Street
LONDON
WC1N 1DN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**93 Corams Fields
Corams Fields & Harmsworth Memorial Playground
Guilford Street
London
Camden
WC1N 1DN**

Proposal:

The proposed development involves subdivision of the main room of the basement of the youth centre.

Drawing Nos: Youth Centre Basement - Design and Access Statement; Location Plan;
PLAN AND ELEVATION; GA PLAN;

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:

Youth Centre Basement - Design and Access Statement; Location Plan; PLAN AND ELEVATION; GA PLAN;

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 listed building consent (delegated):

Coram's Fields Playground is located on the site of the former Foundling Hospital, with surviving forecourt buildings round the perimeter. The hospital building, originally built c1742-53 by Theodore Jacobsen for Captain Thomas Coram, was demolished in 1926. The forecourt buildings were reconstructed 1964-8 by G Bryant Hobbs. The Youth Centre is one of these buildings. Coram's Fields is located within Bloomsbury conservation area. The entire site is registered as an historic park and the building are listed Grade II.

The proposed development involves subdivision of the main room of the basement of the youth centre.

The new space will have no impact on the external appearance of the Grade II listed building nor on the internal significance of the building and will be kept in keeping with the existing designs as completed in 2007. There will be no alterations to existing electrics, gas work or HVAC.

The works are internal and therefore there is no requirement to advertise or consult on the application.

The site's planning history has been taken into account when making 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 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