

Application ref: 2023/5379/L  
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Date: 11 April 2024

**Development Management**  
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WSP UK Ltd  
70 Chancery Lane  
London  
WC2A 1AF

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal: Replacement of rooftop plant machinery and erection of steel gantry with supporting columns and replacement of 2 x Gas to accommodate additional equipment in sites north-west corner with side access door.

Drawing Nos: PL-A-2001\_Rev\_A; PL-A-2002\_Rev\_A; PL-A-2003\_Rev\_A; PL-A-2004\_Rev\_A; PL-A-2006\_Rev\_A; PL-A-2007\_Rev\_B and PL-A-2008\_Rev\_A and covering letter from WSP Architect dated 30th December 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\_Rev\_A; PL-A-2002\_Rev\_A; PL-A-

2003\_Rev\_A; PL-A-2004\_Rev\_A; PL-A-2006\_Rev\_A; PL-A-2007\_Rev\_B and PL-A-2008\_Rev\_A and covering letter from WSP Architect dated 30th December 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.

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, the construction of a self-supporting steel gantry, with supporting columns and replacement of 2 x Gas coolers 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 and the height would be increased by approximately 0.5m. However, there would be limited visibility of the equipment from the public realm. 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 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 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2023.

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 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer