

Application ref: 2023/4902/L
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PPM Planning Limited
185 Casewick Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**25 Old Gloucester Street
London
Camden
WC1N 3AF**

Proposal: Extension of basement to accommodate additional cultural centre accommodation and conversion of front part of building at second and third floor levels from commercial/office space to create 2 x studio dwellings; new plant at roof level, new staircase from basement to first floor, various internal and external alterations.

Drawing Nos: Existing Plans: 23165_PL2.000, April 2024; 23165_PL0.001; 23165_PL0.003; 23165_PL0.004; 23165_PL0.005; 23165_PL0.006; 23165_PL0.007; 23165_PL0.008; 23165_PL0.009; 23165_PL0.010; 23165_PL0.101; 23165_PL0.102; 23165_PL0.103; 23165_PL0.104; 23165_PL0.105.

Proposed Plans: 23165_PL2.001, rev A; 23165_PL2.002, rev A; 23165_PL2.003; 23165_PL2.004, rev A; 23165_PL2.005, rev B; 23165_PL2.006, rev A; 23165_PL2.007, rev A; 23165_PL2.008, rev A; 23165_PL2.009, rev A; 23165_PL2.010.

Archaeological Desk Based Assessment prepared by MOLA South, ref. 2543L-DBA-v2.1, 09/2023; Cover letter prepared by PPM Planning dated 9/10/23; Design and Access Statement prepared by ATP Architects, 08/23; Heritage Statement prepared by Cogent Heritage, 22/09/2023, ref. 0819.

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:

Existing Plans: 23165_PL2.000, April 2024; 23165_PL0.001; 23165_PL0.003; 23165_PL0.004; 23165_PL0.005; 23165_PL0.006; 23165_PL0.007; 23165_PL0.008; 23165_PL0.009; 23165_PL0.010; 23165_PL0.101; 23165_PL0.102; 23165_PL0.103; 23165_PL0.104; 23165_PL0.105.

Proposed Plans: 23165_PL2.001, rev A; 23165_PL2.002, rev A; 23165_PL2.003; 23165_PL2.004, rev A; 23165_PL2.005, rev B; 23165_PL2.006, rev A; 23165_PL2.007, rev A; 23165_PL2.008, rev A; 23165_PL2.009, rev A; 23165_PL2.010.

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 Existing features and fabric of the listed building shall be retained where possible, and all reinstatement and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials (specific species in the case of wood) and detailed execution in line with the original design.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 Hidden Historic Features Revealed

Any hidden historic features which are revealed during the course of works shall be retained in situ. Works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorise a scheme of works for either retention or removal and photographic recording of the hidden historic features.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Samples and/or manufacturer's details of new facing materials for the proposed second floor roof extension including the plant enclosure
 - b) Typical details of new railings to fire escape stairs at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting consent:

The existing building was originally established as a boys' school and in later years is understood to have been used as ancillary accommodation to the adjoining St George the Martyr Church. The building is Grade II listed. The building has since been vacant for a long period of time and is now in a derelict condition. The proposal seeks to undertake a number of changes to the building, as part of a refurbishment programme to bring the building back into use. The proposal incorporates the completion of a second floor office extension consented under 2011/6097/P, dated 21/05/2013, and lawfully implemented under 2016/2836/P, dated 13/07/2016. The proposed works would introduce a cultural centre to the existing lower floors of the building's rear, offices to the new second floor, and residential use in the form of two studio apartments to the front.

In terms of internal works to the existing building, at the frontage, on the lower floors, these would replicate the approved 2011/6097/P scheme and generally maintain the room proportions and character of these spaces. On the upper floor the rooms are modest in scale and decoration, with the proposed works retaining these qualities whilst sympathetically converting them to flats.

With regard to internal works affecting the rear mid twentieth century extension, much of the interior of this area is not of special architectural or historic interest, which has been demonstrated through the consent for the approved 2020/4596/P scheme which allowed its partial demolition.

The proposed basement rear extension would be similar to the previous approved permission 2020/4596/P (dated 16/11/2021) and is relatively small

and would be contained to the footprint of the existing upper floors above. The basement would therefore have a minimal impact on, and would be subordinate to, the host building and property.

Regarding the proposed second floor extension, the principle of an extension in this location is accepted, with the location and scale set by previous approvals. The rear of the building is less sensitive to change with it being much plainer to the front elevation, and already altered, with the roof of the building previously having been used as a recreational space with a net enclosure. The proposed second floor extension would have a limited visibility from street, being obscured by the front of the building. Notwithstanding that, the mansard roof form of the extension provides an appropriate termination to the later extension and has a suitable relationship with the gables and pitched roof on the front building.

The rooftop plant equipment at the rear roof extension, would be contained within a louvred screen, set away and subordinate to the main front elevation, and be setback appropriately from the roof eaves. The enclosure is of an recessive materiality and form, and contrasts appropriately with the materiality of the brick used in the front of the building and the mansard metal of the roof extension below.

The works also include the removal of an unsightly external housing to a staircase to the basement. The existing enclosure is visible from Old Gloucester Street and its removal is considered an improvement to the appearance of the building and its listed setting.

No changes are proposed to the front elevation.

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 2023.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer