

Application ref: 2023/3316/L
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Date: 3 May 2024

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Chris Binns
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**57 Brunswick Centre
London
Camden
WC1N 1BS**

Proposal:

Replacement of fire doors.

Drawing Nos: 6352 (existing historic fire door), 6533 (proposed replica fire door)
location plan, 11.0039 001 0, 11.0039 003 0 (replica door), 11.0039 005, 11.0039 002
(replica glazed screen), 11.0039 004 0 (generic "new" door), 11.0039 101 0 (site of
additional generic fire doors), 11.0040 101 0 (site of additional generic fire doors),
O'Connell Court door schedule, Foundling Court door schedule, EHSEA layout, EJSEB
layout

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 All diagonally glazed timber fire doors, defined as "corridor entrance doors" and "glazed (special) corridor entrance doors" in the schedules and all glazed fire screens shall be replaced with the replica items shown in drawings 11.0039 001, 11.0039 003 and 11.0039 005 and 11.0039 002.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

6352 (existing historic fire door), 6533 (proposed replica fire door) location plan, 11.0039 001 0, 11.0039 003 0 (replica door), 11.0039 005, 11.0039 002 (replica glazed screen), 11.0039 004 0 (generic "new" door), 11.0039 101 0 (site of additional generic fire doors), 11.0040 101 0 (site of additional generic fire doors), O'Connell Court door schedule, Foundling Court door schedule, EHSEA layout, EJSEB layout

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 common parts of the residential sections of a groundbreaking concrete megastructure of 1972 by Patrick Hodgkinson.

The applicant wishes to remove 158 fire doors from concrete corridors on the ground and first floors and replace them with new units for reasons of fire safety.

Many of the doors to be replaced are simple plane doors addressing cupboards, bin chutes, etc, whose generic replacement would be acceptable; the flat doors, which were plane doors, have already been replaced like for like.

But 30 of the doors are "corridor doors", which have charismatic, bespoke diagonal glazing. Their loss would greatly impoverish what is already an extremely functional environment. The replacement of these doors with generic doors was objected to by the Bloomsbury CAAC, as well as officers.

As a result, an acceptable facsimile of these doors has been submitted. The glazed timber stair screens are also to be replaced in replica.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. As noted above, Bloomsbury CAAC was consulted and objected to the original proposal because of the loss of the corridor doors. This objection has been resolved by a revision to the proposal, creating what is considered to be a reasonable replica. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular 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.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer