

Application ref: 2024/0931/L  
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Date: 7 June 2024

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Swiss Cottage Library**  
**88 Avenue Road**  
**London**  
**Camden**  
**NW3 3HA**

Proposal:

Internal alteration at ground floor level to convert meeting room to accessible WC.  
Drawing Nos: Site Location Plan (Planning Portal Reference: PP-12858937v1); 09-07-30-SCL-G-E Rev 0; Existing Ground Floor Plan Interview Room Rev P01; Existing Ground Floor Interview Room Door Rev P01; 41382-TD-0003 Rev 3; Proposed Changing Room Door Floor Plan/Elevation Rev P02;

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:

Site Location Plan (Planning Portal Reference: PP-12858937v1); 09-07-30-SCL-G-E Rev 0; Existing Ground Floor Plan Interview Room Rev P01; Existing Ground Floor Interview Room Door Rev P01; 41382-TD-0003 Rev 3; Proposed Changing Room Door Floor Plan/Elevation Rev P02;

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:

Swiss Cottage Library is a grade II listed building it was built in 1963-4 to the designs of Sir Basil Spence. It is of special interest for both its interior and exterior. The building was designed around its interior and based on the ideals of openness and light. Its exterior reflects the internal function with windows arranged around internal book cases which line the walls, sitting between pronounced vertical concrete fins.

The only change proposed is the conversion of a small ground floor interview room, separate from the main library space, into an accessible WC. The room itself is plain and unremarkable so the installation of a toilet and other work here will not have an impact on the special interest of the building.

The only features of note are the skirting which will be retained and the door, which is being widened. The door is a simple design which will be easy to replicate, and salvaged material from the existing frame will be used where possible.

As the works are internal to a Grade II listed building no public consultation was required.

The special interest of the building will be preserved by the proposed works.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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