

Application ref: 2024/3059/L
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Date: 12 September 2024

Development Management
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Turley
Brownlow Yard
12 Roger Street
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WC1N 2JU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Heals Building
The Telephone Exchange and Minerva House
Alfred Mews
London
W1T 7LQ

Proposal:

Display of no. 12 hanging flag banners; no. 3 entrance vinyls (Minerva House); no. 19 window vinyls (Telephone Exchange). [retrospective]

Drawing Nos: Site Location Plan PL_00_000 PL1, PL_01_200 PL1, AM_PL_01_100 PL1, PL_00_201 PL1, PL_01_201 PL1, AM_PL_00_100 PL1, PL_00_200 PL1, Design and Access Statement

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 PL_00_000 PL1, PL_01_200 PL1, AM_PL_01_100 PL1, PL_00_201 PL1, PL_01_201 PL1, AM_PL_00_100 PL1, PL_00_200 PL1, Design and Access Statement

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 consent:

Retrospective listed building consent is sought for the display of hanging flags and window vinyls around Alfred Mews, which is surrounded by the Heal's Building (Grade II* listed) to the north, and Minerva House (Grade II listed) to the south. A separate advertisement consent application has been submitted under ref. 2024/0150/A.

Flag banners are suspended across the mews between the Heal's Building and Minerva House. The wires have been fixed into the mortar to avoid undue damage to the bricks. The banners are subordinate in scale to the host buildings and do not detract from their historical and architectural significance. In addition, the window vinyls along Minerva House and the Telephone Exchange do not harm the character of the buildings as this elevation previously has had a back of house and utilitarian feel. The works are reversible and do not harm the historic fabric of the buildings. The adverts overall have increased the sense of activity within the space which is welcomed.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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.

- 4 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) 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 2023.

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