

Application ref: 2024/3317/L
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Date: 16 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Superfusionlab
95 Defoe House
Barbican
London
EC2Y 8ND

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 44 Redman House
Portpool Lane
London
Camden
EC1N 7UB

Proposal:
Retrospective consent sought to remove an installed partition wall and reinstate the primary reception room (amended)

Drawing Nos: 2415 GA 00; 2415 GA 01 RevA; 2415 GA 02; 44 Redman House
Heritage Statement revA

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:

2415 GA 00; 2415 GA 01 RevA; 2415 GA 02; 44 Redman House Heritage Statement revA

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 The subject site, Redman House, is one of 7 buildings in the northern half of the Bourne Estate that is Grade II Listed on the National Heritage List for England (No. 1245473) and located in the Hatton Garden Conservation Area. The five-story estate was constructed 1901-3 by the London County Council in a free Classical style with Arts and Crafts details. The Bourne Estate has international significance as the archetype for the public housing erected in Vienna immediately after the First World War, the style of which was then brought back and reapplied in the British context. The works relates to Flat 44, which is located on the fourth-floor of Redman House on the Estates boundary and fronts to Portpool Lane.

The proposed application seeks to remediate the unlawful construction of a partition wall in the front primary reception room. Removal of the wall will reinstate the original planform, proportions and spatial character to the primary front room in the flat. Associated demolition of the wall would not incur further harm to surrounding fabric or features of special architectural or historic significance, and the area would be made good where the partition is removed.

It is therefore considered that the proposed alterations would remediate the unlawful works and preserve the special interest of the Grade II listed building. With no external alterations, the character and appearance of the Hatton Garden Conservation Area and the setting of the wider listed Bourne Estate will remain unchanged.

- 2 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.

- 3 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.
- 4 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.
- 5 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.

6 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control in relation to the existing unauthorised works at the site should they not be remedied within the 3 years of the date of this listed building consent being granted.

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 printed name and title.

Daniel Pope
Chief Planning Officer