

Application ref: 2024/2812/L
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Heals Building
196 Tottenham Court Road
London
W1T 7LQ

Proposal:

Installation of timber slatted handrail with maintenance access gate, raised composite decking, fitted benches and planters, together with soft landscaping to create a roof terrace at sixth floor

Drawing Nos: Site Location Plan 5442_T_PL_00_000 PL1, 5442_T_PL_00_106 PL1, 5442_T_PL_00_200 PL1, 5442_T_PL_00_300 PL1, 5442_T_PL_00_406 PL1, 5442_T_PL_00_420 PL1, 5442_T_PL_00_430 PL1, 5442_T_PL_01_106 PL1, 5442_T_PL_01_200 PL1, 5442_T_PL_01_300 PL1, 5442_T_PL_01_406 PL1, 5442_T_PL_01_420 PL1, 5442_T_PL_01_430 PL1, 5442_T_PL_12_406 PL1, 5442_T_PL_12_420 PL1, 5442_T_PL_12_430 PL1, 5442_T_PL_00_600, 5442_T_PL_00_601 Heritage 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 5442_T_PL_00_000 PL1, 5442_T_PL_00_106 PL1, 5442_T_PL_00_200 PL1, 5442_T_PL_00_300 PL1, 5442_T_PL_00_406 PL1, 5442_T_PL_00_420 PL1, 5442_T_PL_00_430 PL1, 5442_T_PL_01_106 PL1, 5442_T_PL_01_200 PL1, 5442_T_PL_01_300 PL1, 5442_T_PL_01_406 PL1, 5442_T_PL_01_420 PL1, 5442_T_PL_01_430 PL1, 5442_T_PL_12_406 PL1, 5442_T_PL_12_420 PL1, 5442_T_PL_12_430 PL1, 5442_T_PL_00_600, 5442_T_PL_00_601 Heritage 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:

The proposal involves the installation of a new terrace located at the sixth floor of the Heal's Building, which is Grade II* listed and located within the Bloomsbury Conservation Area.

The terrace would consist of raised timber decking with fitted seating, planters, and a timber handrail. The terrace would be a modest size and set back from the Tottenham Court Road elevation. An area of existing plant would provide some screening. The terrace would be subordinate in size to the host building, and given its set back location, would have limited visibility in long views from within the conservation area. The works would not impact on any historic fabric and are reversible. As such it would not significantly detract from the overall appearance of the listed building and the character of the Bloomsbury Conservation Area.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting 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 2013.

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