

Application ref: 2024/3182/L  
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Date: 17 October 2024

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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Hunter Street Health Centre**  
**8 Hunter Street**  
**London**  
**Camden**  
**WC1N 1BN**

Proposal:

Improvements & Alterations to 2nd Floor and New Fire alarm installation.

Drawing Nos: Design and Access Statement; Location Plan (Scale: 1:1250 @A4);  
Drawing No. 812679/01B (Drawing Title: EXISTING BASEMENT PLAN); Drawing No.  
812679/02C (Drawing Title: EXISTING GROUND FLOOR PLAN); Drawing No.  
812679/03C (Drawing Title: EXISTING FIRST FLOOR PLAN); Drawing No.  
812679/04F (Drawing Title: EXISTING SECOND FLOOR PLAN); Drawing No.  
812679/05C (Drawing Title: EXISTING THIRD FLOOR PLAN); Drawing No.  
812679/44K (Drawing Title: PROPOSED SECOND FLOOR PLAN OPTION FOUR).

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:

Design and Access Statement; Location Plan (Scale: 1:1250 @A4); Drawing No. 812679/01B (Drawing Title: EXISTING BASEMENT PLAN); Drawing No. 812679/02C (Drawing Title: EXISTING GROUND FLOOR PLAN); Drawing No. 812679/03C (Drawing Title: EXISTING FIRST FLOOR PLAN); Drawing No. 812679/04F (Drawing Title: EXISTING SECOND FLOOR PLAN); Drawing No. 812679/05C (Drawing Title: EXISTING THIRD FLOOR PLAN); Drawing No. 812679/44K (Drawing Title: PROPOSED SECOND FLOOR PLAN OPTION FOUR).

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 (delegated):

Hunter Street Health Centre, No.8 Hunter Street, built 1897-1900 by J.M. Brydon, is Grade II listed. Originally built as the London School of Medicine for Women and renamed the London (Royal Free Hospital) School of Medicine for Women in 1896, the building is located within sub-area 12 (Coram's Fields/Brunswick Centre) of Bloomsbury Conservation Area.

The building remains in medical use as an NHS Health Centre providing community NHS services and a GP Practice.

The works proposed include:

- o Refurbishment of the 2nd Floor, and
- o Replacement of fire alarm & detection installation to all areas of the building.

The layout of the 2nd Floor will largely stay the same with limited alterations to the modern internal partitions to improve the functionality of the layout.

2nd Floor Front Wing:

- o Limited rearrangement of plasterboard partition walls to create 2No

additional WCs and a Staff Room.

- o Extending the corridor to the external metal fire escape staircase to ensure fire safety & fire exit compliance.
- o Limited alterations to the plasterboard partition walls to improve useability of office space.

2nd Floor Rear Wing:

- o Create an additional One-to-One Room with the introduction of a new plasterboard partition wall.
- o Create 2 No smaller WCs and a Cleaner's Room by revised of the arrangement of plasterboard partition walls.

The following design approach is to be adopted:

- o Any new timber doors & frames will be to match existing. Where possible, existing timber doors will be re-used. Any existing cornices, etc will not be affected by these works and these are generally to the perimeter 'external' walls.
- o New timber skirtings where necessary will be to match existing.
- o Ceilings will be repaired where required with plasterboard and painted.
- o New vinyl flooring to be wood effect generally to all front areas of the 2nd Floor to match the wood effect vinyl flooring already laid to the 2nd Floor Rear Wing & Main Staircase.
- o Redecoration of all 2nd Floor areas with paint.
- o The WCs to be re-fitted will be provided with new IPS units, white sanitaryware, etc, and are generally replacing existing modern painted IPS units, white sanitaryware, etc that was installed when the building was substantially refurbished and re-modelled around 1990. Existing local drainage & water supply pipework is to be used.
- o The existing Tea Point and proposed new Tea Point fit-out in the new Staff Room will be modern fitted kitchen type units, which are simply an up-to-date version of current Tea Point fit-out that is being replaced. Existing local drainage & water supply pipework is to be used.
- o Lighting is currently generally LED lights that are surface-mounted to ceilings. These will be retained and altered to suit new layouts.
- o Power & IT structured cabling is generally run in white plastic dado trunking. This will be retained and altered to suit new layouts.
- o There is a single rotten timber sash window to the rear of 2nd Floor Office 201. This will be replaced to match existing as closely as possible.

- 2 The proposal includes the removal of the existing old fire alarm system, which is now obsolete, and does not comply fully with current standards.

Proposed standards and design for the new fire alarm system are as follows:

- o New fire alarm panel to be provided in the same location as existing in the recess by the main patient entrance doors to Hunter Street.
- o Detector and fire alarm break-glass call points will generally be in existing locations.
- o Cable routes to generally following existing cable routes.
- o There will be no damage of impact on existing ceiling cornicing, the feature staircase, and other elements of historical interest.
- o Any cable penetrations through compartment walls will be provided with specialist proprietary fire-stopping.

None of the proposed alterations harm the special interest of the building as they are further alterations to modern plasterboard partitions that were introduced when the building was substantially refurbished and re-modelled around 1990.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Bloomsbury CAAC was consulted but chose not to respond. 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 2023.

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer