

Application ref: 2024/5015/L
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Date: 19 December 2024

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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
196 Tottenham Court Road
London
W1T 7LQ

Proposal: External alteration works to refurbish parts of the existing flat roof areas by laying out replacement roofing materials.

Drawing Nos: (L240732-) D01-01 Rev A; A02-01; B01-01; B01-02; B01-03; B02-01; B02-02; B02- 03; Langley Specification document (Project: 51085 - Revision 1) dated 12/09/2024 and Langley Detail Drawings (Project: 51085 - Revision 1) dated 12/09/2024 (PU-W-308-V08032023 Rev 1; PU-W-402-V08032023 Rev 1; PU-W-405-V08032023 Rev 1; PU-W-501-V08032023 Rev 1; PU-W-506-V08032023 Rev 1; PU-C-309-V08032023 Rev 1; PU-W-108-V08032023 Rev 1 and PU-W-112-V08032023 Rev 1)

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:

(L240732-) D01-01 Rev A; A02-01; B01-01; B01-02; B01-03; B02-01; B02-02; B02- 03; Langley Specification document (Project: 51085 - Revision 1) dated 12/09/2024 and Langley Detail Drawings (Project: 51085 - Revision 1) dated 12/09/2024 (PU-W-308-V08032023 Rev 1; PU-W-402-V08032023 Rev 1; PU-W-405-V08032023 Rev 1; PU-W-501-V08032023 Rev 1; PU-W-506-V08032023 Rev 1; PU-C-309-V08032023 Rev 1; PU-W-108-V08032023 Rev 1 and PU-W-112-V08032023 Rev 1)

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 site is the Grade II* listed Heals Building facing Tottenham Court Road. The site is also located in the Bloomsbury Conservation Area, to which it is considered to make a positive contribution.

The proposal seeks to re-cover areas of the flat roof of the building. The areas in question are utilitarian in nature and located away from the main historic frontage of the building which is highly significant in terms of significance both historically and architecturally. The roofs in question are not visible from the public realm in the Bloomsbury Conservation Area.

The proposed re-covering works are generally of a close match to the existing, whilst providing the opportunity to improve the thermal performance and environmental quality of the buildings in question. The proposed works will cause no harm to the special architectural or historic interest of the Grade II* listed building and are therefore acceptable.

Historic England have confirmed that they are happy for the Council to consider the application as they see fit. The Bloomsbury CAAC have been notified and have not commented. No objections have been received. The Council's Conservation Officer has reviewed the proposal and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1

and D2 of the Camden Local Plan. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2024.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer