

Application ref: 2025/0018/L
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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 Basement, Ground, 1st & 3rd Floors

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 41M (Drawing Title: Proposed Basement Plan Option
Four); Drawing No: 812679 42L (Drawing Title: Proposed Ground Floor Plan Option
Four); Drawing No: 812679 43J (Drawing Title: Proposed First Floor Plan Option
Four); Drawing No: 812679 45G (Drawing Title: Proposed Third 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 41M (Drawing Title: Proposed Basement Plan Option Four); Drawing No: 812679 42L (Drawing Title: Proposed Ground Floor Plan Option Four); Drawing No: 812679 43J (Drawing Title: Proposed First Floor Plan Option Four); Drawing No: 812679 45G (Drawing Title: Proposed Third 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 the refurbishment of the Basement, Ground, First, and Third Floors.

Basement

Other than the formation of a corridor between the front and rear wings, the layout of the Basement Floor will largely stay the same with limited alterations to the modern internal partitions to improve the functionality of the layout.

The create a corridor through from Front to Rear Wing will require the remodelling the Lift Motor Room. The work will include the opening up of an existing doorway.

Ground Floor

The layout of the Ground Floor will remain very similar. The main changes include the creation of a new integrated reception for the building that meets DDA & accessibility standards. The formation of a fire exit corridor will also require a revision to the design for Consulting Rooms. The alterations that are proposed are to modern internal partitions.

First Floor

The layout of the First Floor will remain very similar. The main changes include the formation of a fire exit corridor and the replacement of reception counter to meet DDA & accessibility standards. The alterations that are proposed are to modern internal partitions.

Third Floor

The layout of the Third Floor will largely stay the same. Works involve refurbishment only. The alterations that are proposed are to modern internal partitions.

All Areas

The following design approach is to be adopted:

- " Any new timber doors & frames will be to match existing. Where possible, existing timber doors will be re-used.
- " New timber skirtings where necessary will be to match existing.
- " Ceilings will be repaired where required with plasterboard and painted.
- " Existing cornices, etc will not be affected by these works. The position of any new partitions (specifically to the Ground Floor Hunter Street Wing) will respect these features.
- " New vinyl flooring to be wood effect generally to all corridor/office areas to reflect the wood effect vinyl flooring already laid. A 'cleaner' design will be chosen for clinical rooms.
- " Redecoration of all areas with paint.
- " 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.
- " The existing Tea Points and proposed new Tea Point fit-outs will be fitted with kitchen type units, an up-to-date version of the current arrangement. Existing local drainage & water supply pipework is to be used.
- " Lighting is generally LED lights that are surface mounted to ceilings. These will be retained, altered, or added to as suits new layouts.
- " Power & IT structured cabling is generally run in white plastic dado trunking. This will be retained and altered to suit new layouts.
- " Alterations to fire detection & warning installation will be implimented to

suit new layouts.

" Installation of new door access control system.

- 2 None of the proposed alterations affect the Listed status 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.

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

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 2024.

- 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



Daniel Pope
Chief Planning Officer