

Application ref: 2023/4462/L
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Date: 15 January 2025

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David Silverman
70 Mill Hill
Watford
WD17 3BZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 9
Redman House
Portpool Lane
London
EC1N 7UA

Proposal:

Internal alterations with the removal of internal wall at first floor.

Drawing Nos: 23/107/01; 23/107/02; Site location map by Streetwise Ltd and Design and Access 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:

23/107/01; 23/107/02; Site location map by Streetwise Ltd and Design and Access 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 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 reference number no. 1245473 and located in the Hatton Garden Conservation Area. The application site is a 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 9, which is located on the first floor of Redman House on the Estates boundary and fronts to Portpool Lane.

The proposed application seeks the removal of the internal partition wall dividing the two bedrooms to the rear elevation at first floor level for an enlarged room. The existing partition wall seems to be non-original and the proposed work would bring the planform closer to the original planform of the host building including the proportions and spatial character to the rear rooms within the flat. Thus, the proposal would not incur any harm to surrounding fabric or features of special architectural or historic significance and a condition would be attached for the area to be made good where the work has occurred.

The proposed works would not result in any external alterations, the character and appearance of the Hatton Garden Conservation Area and the setting of the wider listed Bourne Estate will remain unchanged.

No objections were received during consultation and 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.

- 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 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



Daniel Pope
Chief Planning Officer