

Application ref: 2022/5600/L
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16th Floor
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Bourne Estate
Portpool Lane
Camden
London
EC1N 7UP**

Proposal:

Replacement of flat entrance door sets with FD30 rated and Secure by Design rated sets.
Drawing Nos: Location plan, design & access/heritage statement, photographic schedule, appendix B detailed door design

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:

Location plan, design & access/heritage statement, photographic schedule, appendix B detailed door design

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.

- 4 Before the relevant part of the work is begun, details in respect of the following shall be submitted to and approved in writing by the local planning authority:

- a) door furniture embodying appropriate design, materiality and finish

- b) door glazing

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a balcony-access brick housing estate of 1901-3 by LCC Architects, listed grade II and making a positive contribution to the Hatton Garden Conservation Area.

It features a variety of patterns of front door (many of which have been replaced in inappropriate idioms), often flanked by windows and topped by transom lights. These arrangements are known as "door entrance sets".

Owing to their presence on escape pathways, the applicant wishes to replace all the door entrance sets with FD30-rated models in hardwood. Approximately 500 will be affected.

During a site visit, the various extant doors were assessed, and a view taken as to the likely original form. The most prevalent is a high-waisted design, probably with a six-pane obscured-glass window, with an arrangement of vertical panels beneath. According to the applicant, 39 variants of this type remain.

The applicant has produced an approximate replica of this door. A more faithful reproduction was sought, but could not be achieved owing to constraints imposed by performance requirements, especially regarding glazing sizes and locking. Unfortunately, the historic six-pane arrangement could not be successfully incorporated in the mean apertures imposed by the width of the stiles.

The loss of historic fabric is regrettable, and causes some damage to the special interest of the listed building. However, much of the special interest of the site lies in its social history, group value and innovative form, while the majority of the material to be lost is non-historic, and the public benefits of rolling out the fire safety agenda are considered to outweigh the less-than-substantial harm of losing the historic fabric embodied in such of the original doors as survive.

Conditions have been applied regarding the detailed design and finish of the door furniture and the nature of the glazing within the doors.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The less-than-substantial harm caused to the special interest of the listed building is outweighed by a public benefit.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 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.

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 2021.

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