

Application ref: 2025/1562/L
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Newmark
One Fitzroy
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Brunswick Centre Estate
Brunswick Centre
London
WC1N 1AE

Proposal: Replacement of existing canopy lights, installation of new linear lights surrounding retail entrance, removal of existing ceiling features and fixings in Coram Arcade and installation of panel ceiling lights, and associated works

Drawing Nos: Plans: 0210-101, rev A; 0210-102; 0210-201, rev A; 0210-202, rev B; 0210-203; 0210-204; rev C; 0210-301, rev A; 0210-302, rev A;

Supporting information: Cover letter prepared by Newmark, ref. NFR/SNE/FPL/U0013257; Design and Access Statement prepared by Studio 9, rev K, 21/03/2025; Heritage Impact Assessment prepared by Purcell, rev 01, March 2025; Detailed Luminaire Schedule prepared by Studio 9, 0210-SC1, rev C, 21/03/2025

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: 0210-101, rev A; 0210-102; 0210-201, rev A; 0210-202, rev B; 0210-203; 0210-204; rev C; 0210-301, rev A; 0210-302, rev A;

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 proposal seeks listed building consent for the installation of replacement of existing lights and associated fixings under the canopies along the shopping street of the Brunswick Centre; installation of LED lighting around the entrance to the centre's westernmost retail unit, occupied by a supermarket; and, installation of LED lighting panels to the ceiling of Coram Arcade which links the shopping street to Marchmont Street.

The proposed lighting improvements would seek to increase the footfall and perception of safety of the shopping area and central outdoor plaza, and Coram Arcade at the Brunswick Centre.

The proposals for Coram Arcade will impact a space of low significance to the centre - the ceiling void of the arcade itself. The curved nature of the ceiling is of no intrinsic value to the architecture in of itself. The works would instead enhance the features of the arcade that are of importance, namely the columns on either side that will be more appreciable in the better lighting conditions proposed. There is also the added, heritage benefit of the removal and relocation of the unsightly CCTV mounting and camera currently in the arcade.

Regarding the canopy lighting, this element of the proposals causes little impact in heritage terms as the fabric the lighting is attached to is a later addition to the Brunswick centre that is not part of its original design or fabric. The upgrades to the canopy lighting is a subtle addition to an already existing non original element.

The lighting to the surround of the entrance to the supermarket would enhance the main entrance to this larger building and match the building's architecture

being laid out in the frames of the building entrances.

The site's planning history has been taken into account when making this decision

Overall, the proposal would preserve the special interest of the listed building. The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

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 2016 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.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer