

The London Planning Practice  
4 Goodwins Court  
Covent garden  
LONDON  
WC2N 4LL

Application Ref: **2008/5367/C**  
Please ask for: **Sara Whelan**  
Telephone: 020 7974 **2717**

7 April 2009

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Conservation Area Consent Granted**

Address:

**The Lighthouse Block  
283-297 Pentonville Road  
and 370-380 Grays Inn Road  
London N1**

Proposal:

Demolition of 283 Grays Inn Road and 370 Grays Inn Road and substantial demolition behind retained facades of 285-297 Pentonville Road and 372-380 Grays Inn Road.

Drawing Nos: Site Location Plan; Site Plan; P02; P03; P04; P05; P06; P07; P08; P09; P10; P11; P12; P20; P21; P22; P23; P24; P25; P26; P27; P28; P29; P30; P40 rev A; P41 rev A; P42; P43; P44 Rev A; P45 Rev A; P46 Rev A; P47 Rev A; P48 Rev A; P49 Rev A; P50 Rev A; P51 Rev A; P52 Rev A; P53 Rev A; P54 Rev A; P55 Rev A; P56 Rev A; P57; P58 Rev A; P59; P70 Rev A; P71 Rev A; P72 Rev A; P73 rev A; P74 Rev A; P75 Rev A; P76 Rev A; P77 Rev A; Bat Survey (May 2008); Mechanical and Electrical Services (May 2008); BREEAM initial Pre-Assessment (April 2008); Caledonia House; Cost Plan NR2 (Sep 2008); DE & J Levy Development Options A and B (Sep 2008); Camdenwarf; Renewables Report (Feb 2008); Sustainability Planning Statement (April 2008); Train vibration study (Jan 2008); Transport statement (Nov 2008); Letter from DE & J Levy (Sep 2008); Design and Access Statement (Oct 2008 revised in March 2009); Cultural Heritage (Oct 2008); Historic Building Survey (Oct 2008); Structural Report (Oct 2008); Tunnel lining and foundation structural analysis (Dec 2008); Crime Statement (Nov 2008) and Baseline Quality Statement;



The Council has considered your application and decided to grant conservation area 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 demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The demolition works hereby approved shall not take place until:
  - a) Written Approval has been issued by the local planning authority for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme;
  - b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council.

Reason: To protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and to ensure the appropriate heritage and other benefits taken into account in the assessment are secured prior to the partial demolition of the building, in accordance with policies B1, B3, B6 & B7, of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric and the adjoining buildings to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building; in order to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being of the listed building and to the visual amenity of the Kings Cross Conservation Area; and to comply with policies B1, B6 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

1 Reasons for granting conservation area consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B7B. For a more detailed understanding of the reasons for the granting of this conservation area consent, please refer to the officers report.

2 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 are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

**Disclaimer**

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