

Mr James Buckley
TP Bennett
1 America Street
London
SE1 0NE

Application Ref: **2015/0626/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

17 February 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
70 Africa House Kingsway London WC2B 6AH

Proposal:
Installation of 2 internal bridges at ground floor level
Drawing Nos: Design & access statement, heritage statement, existing R7046 F0100 P1,
proposed R7046 D0310 P1, proposed R7046 D0300 P1, proposed R7046 D0100 P2,

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

Despite being within a listed building, and so requiring listed-building consent, the two proposed internal bridges span internal atria in non-historic parts of the listed building, which has been gutted and rebuilt as a facade retention, apart from the marble foyer and grand double staircase. Even this foyer is only made of original material for about half its volume, becoming more modern in nature towards its rear, where an existing glass bridge already leads away on the south side of the lift.

Description of proposal

The new bridges are flat, plain, glass planes on steel frames with glazed sides, designed to allow employees (in the case of the slightly sloping eastern bridge, which lands at a previously consented new door to the rear of the building) and guests (in the case of the western one, which is level and which lands in the foyer behind reception to the north of the lift, where it is accessed by a step) to cross one-storey-deep pits apparently originally intended to allow light into the lower parts of the building. The only historic parts of the building are the exterior and the foyer. While one of the new bridges does open on to the foyer, only the front half of the foyer is historic, with the rear section being modern, and composed of different materials from the historic part, with a modern lift behind. Another, existing, modern bridge, for employees only, currently leads off this foyer, so the proposal will balance this composition without harming the historic parts.

Conclusion

As a consequence of the modernity of the affected parts of the building's interior, as explained above, the proposed bridges have no effect on the special interest of the listed building.

Being internal works within a Grade II listed building, no consultation was required.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment