

Mr Mark Hambury Young
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Londonderry Farm Keynsham Road
Bristol Bristol, City of BS30 6EL

Application Ref: **2015/2930/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

24 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Africa House
70 Kingsway
London
WC2B 6AH

Proposal:

Refurbishment of existing reception area to Africa House, 70 Kingsway, London. Africa House is a grade II Listed building.

Drawing Nos: Design, access & heritage statement, existing photographs, 159.01.001.01, 159.01.010(B), 159.01.011(B), 159.01.020.01(E), 159.01.020.02, 159.01.020.01(D), 159.01.030(A), 159.01.031(A), 159.01.050, 159.01.100.01(C), 159.01.211(C), 159.01.210(C), 159.01.121.01(D), 159.01.120(E), 159.01.130

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of new light fittings at a scale of 1:20.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 In the past, a porter's lodge and a pair of open-mesh lifts have been removed from the foyer. This has resulted in the rear part of the foyer being non-original and surfaced with poorly matched non-original marble. The rear part is therefore less sensitive. However, the front part, including the stairs, is the only part of the building's interior that was retained, so is of greater significance.

The lighting features are all modern and their replacement is acceptable, subject to detail.

The obviously modern marble, which is greyer than the original parts, is to be replaced, either with better matching marble, or with black marble on the plinths around the columns. There is evidence for this in the form of surviving marble and

an old photograph, and this is acceptable.

The painting of the metal bannisters is acceptable, while a proposal to bind them in leather has been withdrawn.

The proposal to carpet the steps was initially considered problematic, because it would alter the glossy and austere appearance of the space. More importantly, it was feared that the adhesive might harm the steps. However, the applicant has proposed to use a removable tackifier and this is an acceptable alternative that will allow the steps to remain in use.

The removal of the modern reception desk is acceptable.

The ceiling above the reception desk is modern, having originally been the site of lifts, and now conceals structural steelwork, so the alterations to this and insertion of air conditioning equipment are acceptable.

The proposed free-standing leather-covered walls are reversible, cover inappropriate new finishes within the non-historic part, and are set deeply within the plan, so are acceptable, as is the electronic feature art wall.

The replacement of the glass disabled door with a leather-clad one is acceptable as is the proposal to enclose the overhead door heater with a mirror finish, the replacement of the service access doors below the staircases with laminate doors, the replacement of the lightbox between the toilet doors and the replacement of the toilet doors.

The works are internal (grade II) and therefore no consultation was carried out.

The proposed alterations will have no impact upon the plan form and character and there will be no loss of or harmful impact upon historic fabric. The proposal is therefore considered to preserve the special architectural and historic interest of the listed building.

The site's planning history was taken into account when coming to this decision, and no consultation was necessary.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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 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 the London Plan 2015, 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment