

Mr Derek Johnson
Baily Garner
Baily Garner LLP
146-148 Eltham Hill
Eltham
London
E9 5DY

Application Ref: **2015/0151/L**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

17 August 2015

Dear Sir

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Old Hall Old Buildings London Camden WC2A 3UP

Proposal:
Installation of a fall restraint system to the pitched roofs of the building to front and rear.
Drawing Nos: Design, Access and Heritage Statement for Listed Building and Conservation Area Consent, 43, 45, Site Location Plan, Statement of Historical Significance, 1402,5382-04, 5382-05B, 13.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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.

Informatives:

- 1 Reasons for granting listed building consent.

This proposal for a fall restraint roof system on the buildings' perimeter near the eaves would be hidden from view as seen from the public realm. Originally the proposal was for the Latchways' traditional restraint system, whereas now a single span wire system is proposed that will sit at low level near the eaves, thereby being largely out of view from the public realm. Intervention into fabric to fix the system would be minimal. Therefore, proposals would preserve the buildings' special architectural and historic interest, and sustain their significance.

Historic England was consulted because some of the buildings as part of this application are Grade I listed. It responded by advising that the Council is authorised to determine the application for listed building consent.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of 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.
- 3 The implementation of the proposals as approved in this decision notice are the final roof maintenance alterations that would be acceptable without causing harm

to the listed building. Therefore, any future proposals for roof maintenance would be required to consolidate all proposals into a single comprehensive system.

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