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Application Ref: **2015/0240/L**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

27 October 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**16-27 Old Buildings Old Buildings London Camden WC2A 3UP**

Proposal:

Installation of fall restraint systems at roof level to the buildings' perimeter.

Drawing Nos: 27144, Statement of Historical Significance, 5382-06, 5382-05, 23, 22, 21, 20, 12, 11, Design, Access and Heritage Statement for Listed Building and Conservation Area Consent.

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 This proposal for a fall restraint roof system on the buildings' perimeter by way of a single span system between the two structural brick turrets at nos. 21 and 24. This is a revision to the original proposal that was to fix posts into the roof timbers and tiles. However, due to unforeseen make-up of the roofs at 21-25 Old Buildings, whereby tiles have been cemented into position, the revised proposals will not cause unnecessary damage to the roof coverings. Intervention into fabric to fix the system would be minimal. The system will be installed at a low level and hidden behind the parapet, thereby being largely out of view from the public realm and minimising the visual impact from the ground. The two anchor points will be powder coated in grey to match the lead coverings around.

Historic England was consulted and has advised 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 2015, 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment