

Ms Kate Graham
The Heritage Practice
Platwell House
Clearwell
GL16 8LQ

Application Ref: **2016/3128/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

18 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Between Goodge Street and just to the north of Grafton Way
O/s Brooke House and Heal's Buildings
Tottenham Court Road
London**

Proposal:

Relocation of 8no existing lampposts from their currently central location in the road from Grafton Way to Goodge Street, to 8no new locations (4 on each pavement) between Torrington Place and Alfred Mews.

Drawing Nos: Addendum to Heritage Appraisal Addressing CSA objections 01/08/2016 Rev A; Photographic Schedule - 01/08/2016; Heritage Lights - Cross Section Floor Plan; Heritage Lights - Detailed Elevation/Section through Road and Lamp posts; TE^{***}/^{***}/^{***}/D0* RevA - Street Floor Plan - New Locations; TE^{***}/^{***}/^{***}/D0* RevA - Street Floor Plan - Existing locations; Design and Access/Heritage Statement (June 2016).

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 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.

- 3 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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 5 A method statement, including details of the removal/dismantling of the lamp posts, their cleaning/refurbishing, shall be submitted to and approved in writing by the Council before works are commenced. 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 Reasons for granting listed building consent:

The proposed relocation of the 8no listed lamp posts from their central locations on Tottenham Court Road to smaller area in terms of concentration and distance will play a key role in the implementation of the wider traffic improvement scheme that has been developed by the Council. The stretch of road currently accommodating the listed lamp posts and the high level of traffic significantly reduces the visibility and appreciation of the listed features.

The de-cluttering of Tottenham Court Road under the West End Project in conjunction with the Fitzrovia Action Plan will ensure that the listed lamp posts form the centre piece within the area between Torrington Place and Alfred Mews by taking pride of place, and dictating the subsequent removal of unwanted street clutter.

In terms of impact on the character of the surrounding building, including the setting of Listed Buildings such as Heals, the development will be close enough to the edge of the enlarged pavement, to provide sufficient space between them and the adjacent buildings, and wouldn't distract from, or obscure any of the buildings' architectural details and architectural merit. The lamp posts would in fact become better integrated within the fabric of the streetscape, instead of representing lonesome figures in the middle of an over traffic and congested thoroughfare.

At present, the listed lamp posts, due to their central location and design, provide no such light to pedestrians. Their visual presence and purpose is therefore negligible and fundamentally undermine their listing. The introduction of clear globes would remedy the deem light that is produce by the lamp posts at present, ensuring the safety of pedestrian and become once more beacons within the street scape.

The relocation of those cast-iron listed lamp posts, from the wilderness of the middle of Tottenham Court Road onto the pavements as part of the pedestrian population, would re-assert their historical purpose and identity, complementing the forthcoming improvement of Tottenham Court Road.

The proposal, in terms of scale, location and type/method of refurbishment, is considered acceptable and will preserve and enhance the character of the lamp posts, the appearance and character of streetscape and Bloomsbury and Charlotte Street Conservation Areas, and will not harm the setting of the listed lamp posts and surrounding listed buildings.

The proposed works will not harm the special interest of the grade-II-listed building.

No objections were received following the statutory consultations. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

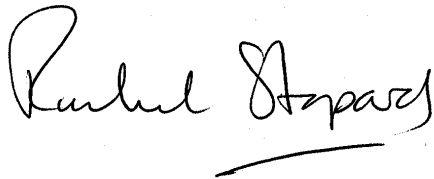
As such, the proposed development is in general accordance with policies CS5

and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities