

Mr David Bishop
Oktra
1st Floor
322 High Holborn
London
WC1V7PB

Application Ref: **2016/5095/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

11 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Wharf Road
London
N1C 4BZ

Proposal:

Internal fit out for office use of premises within East Handyside Canopy and roof storey of Midland Goods Shed

Drawing Nos:

Location Plan 56500 01 ALL LP;

Site Plan 56500 01 ALL SP;

56500 01 1ST EX, 56500 01 1ST GA rev A, 56500 01 GR EX, 56500 01 GR GA rev A, 56500 01 ME EX, 56500 01 ME GA rev A;

Heritage Statement / Historical Building Impact Assessment;

Design & Access Statement parts 1-3, Design & Access Statement part 4 rev A

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 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.

- 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 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The lateral brace member to be taken out from the Eastern Handyside Canopy roof structure shall be removed by careful unbolting, with no cutting, and the member itself and accompanying nuts and bolts shall be securely stored within the premises indefinitely or until it is possible to reinstate it. The applicant will inform the Council in writing when the work has been undertaken and of the location of the member's storage.

Informative(s):

1 Reasons for granting Listed Building Consent:

The premises are a combined unit created by the amalgamation and recent refurbishment of parts of the Midland Goods Shed and Eastern Handyside Canopy at ground- and first-floor levels, which included the creation of a mezzanine floor within the enclosed Canopy. It is part of a Grade-II listed building complex.

The proposals are for limited alterations to the spaces created by this refurbishment, almost entirely affecting only the new fabric. The proposals will create open-plan workspaces, a public-facing reception and events area, new circulation routes and enclosed meeting and office spaces on the mezzanine level within the Canopy and on a new mezzanine level to be created within the volume of the top floor of the Midland Goods Shed.

The proposals would create private and semi-public spaces of a grand and open character - appropriate to the internal scale, volumes and views which contribute to the building's significance - with a colourful and largely modern-industrial aesthetic which is complementary to the site's historic and social significance and will preserve and reinforce appreciation of this in publicly-available views into the building. Additional screening on glazed elevations is limited and will not detract from the desirable openness, which is preserved especially at upper levels for the benefit of the roof structure.

In order to accommodate a compliant additional public staircase from mezzanine to first-floor level in a location similar to one consented under previous plans but never constructed, a single small lateral brace member connecting two trusses on the western side of the Canopy is to be carefully unbolted and stored on the premises until it can be reinstated. Since this fabric is not to be lost, the removal is reversible. The proposals will cause no harm to the special interest of the grade II listed building.

Since the works are all internal, no public consultation was required. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, as required under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

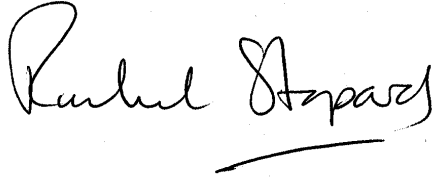
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56 -66 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.

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