

Mr David Whittington  
Savills  
33 Margaret Street  
London W1G 0JD

Application Ref: **2016/4972/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

2 December 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**The Wharrie Cabman's Shelter**  
**Rosslyn Hill**  
**London**  
**NW3 2AA**

Proposal:  
Installation of tilt sensors and prisms on rear elevation  
Drawing Nos: E-mail giving details of timescale and remediation, PLD 16 95675 Technical Proposal, design & access statement, heritage statement, site plan, details of fixings, details of remedial works, GA770882(104)rev0 (PDF is entitled revA2)

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 The equipment hereby permitted is consented for a temporary period only and shall be removed no later than 52 weeks after completion of the construction of the Pears Building at the Royal Free Hospital.

Reason: The works are not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the equipment would be contrary to the requirements of 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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The asset is a grade-II-listed timber hut on concrete legs and containing a Modernist mosaic, built as a cabmen's shelter built in 1935 and designed by Elisabeth Scott of Scott, Chesterton and Shepherd.

The applicant wishes to attach two wireless tilt detectors and four prisms to the rear of the cabmen's shelter using wood screws (per the document Details of Fixings) as part of a section 106 requirement to measure the effects on the historic buildings of construction of the Pears Building at the Royal Free Hospital across the road. Details of remedial work have been supplied, along with a satisfactory methodology for attachment.

While the attachment of these devices to the building is not ideal, it is recognised that the work occasioning the need for the devices has a strong public benefit, given that it is associated with the operation of the neighbouring hospital. The works themselves are necessary, minimal, reversible, conducted in the best interests of the listed building and time limited.

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

The application has been advertised in the press and by means of a site notice, whereby there were no germane consultation responses. The site's planning history has been taken into account in making this decision.

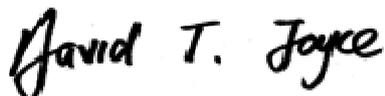
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities