

Mr Thomas Orr  
ADAM Architecture  
6 Queen Square  
London  
WC1N 3AT

Application Ref: **2017/0533/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

18 April 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Art Workers' Guild Building**  
**6 Queen Square**  
**London**  
**WC1N 3AT**

Proposal:  
Internal works comprising the refurbishment of existing 2nd floor office including replacement of kitchen and WC enclosures; upgrading the existing electrical and plumbing installations and; new shelving and joinery.  
Drawing Nos: 01 A - 026 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 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 Reasons for granting listed building consent:

The proposed refurbishment of the 2nd floor office would preserve the special interest of the grade II\* listed building whilst allowing the enhancement of the office accommodation. The new fitted furniture including benches, cupboards and desk would be scribed around existing joinery and features. The replacement kitchen and WC would be drylined in a similar manner as the existing so as not to disturb the existing retained panelling and the conduit for new services would and screen would be sensitively located within the constraints of the fabric.

Historic England have authorised the Council to determine the application as it thinks fit. There has been one letter of support for the application from the public consultation which was undertaken through a site notice and press notice. The site's planning history was taken into account when arriving at this decision.

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, policies DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 The emerging Camden Local Plan is reaching the final stages of its public

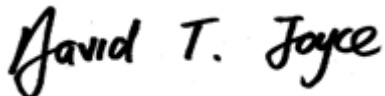
examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 3 January and finished on 13 March 2017. The modifications have been proposed in response to the Inspector's comments during the examination and seek to ensure that the Inspector can find the Plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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

David Joyce  
Director of Regeneration and Planning