

Mr Iain Duthie

22 Ganton Street
LONDON
W1F 7FD

Application Ref: **2017/0781/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

13 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
212 Shaftesbury Avenue
London
WC2H 8EB

Proposal:

External repairs and redecorations; including to the roof, elevations, joinery, windows, downpipes, waste and SVPs.

Drawing Nos: Avison Young Roof Plan; S1501102JB-Materials and Workmanship - Sovereign House - External Works - LEE2542; S151007JB-Schedule of Works-Sovereign House - Final; Site Location Plan; DA170131ID - Design and Access Statement; Email from Avison Young re omitting Cleaning Works 22/02/17

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 Details of any proposed brick, stone and terracotta repairs and re-pointing; including the proposed materials and pointing style shall be submitted to and approved in writing by the Council as Local Planning Authority, before the work is begun. The relevant part of the works shall be carried out 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 application site is grade II listed and serves as shops at ground floor and offices and residential units above. The building dates from 1902-08 and was designed by C Fitzroy Doll, constructed in brick with exuberant terracotta dressings and decorations, slate roofs with high stacks dressed in terracotta. It has an angular plan of two ranges with a rear courtyard; it is of five storeys with attics and projecting turrets.

The current proposals comprise like-for-like repair and redecorations to the external areas which include roof repairs, elevations repairs, joinery repairs, window repairs, downpipe repairs, soil and waste pipe repairs and redecoration. The impact of the works is considered to be a significant enhancement and will not result in harm to the special interest of the grade II listed building.

Public consultation was undertaken by placement of a press notice and site notice.

One comment from the Covent Garden Community Garden Association has been received, who stated 'Provided the officer is satisfied that the cleaning agents and methods will not harm this Grade II listed building, the CGCA has no objection'. The site's planning history was taken into account when coming to 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 DP24 and 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 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 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

2017/0781/L

David T. Joyce

David Joyce
Director of Regeneration and Planning