

Mr. Patrick Keetley
Mr. Crochan Murphy
5-7 Tavistock Street
London
WC1H 9SN

Application Ref: **2017/3245/P**
Please ask for: **Catherine Bond**
Telephone: 020 7974 **2669**

21 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Mary Ward House
5 Tavistock Place
London
WC1H 9SN

Proposal:

Installation of disabled access lift and associated glazed covered walkways into main lightwell to access basement to third floors (as an extension to scheme approved by planning permission ref 2016/0752/P and listed building consent ref 2015/6062/L, dated 24/03/2016).

Drawing Nos: Site Location Plan;175-01(2); 175-02(2); 175-04(2); 175-05(2); 175 -06(2); 175-07(2); 175-10(2); 175-11(2); 175-12(2); 175-21(2); 176-24(2).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan;175-01(2); 175-02(2); 175-04(2); 175-05(2); 175 -06(2); 175-07(2); 175-10(2); 175-11(2); 175-12(2); 175-21(2); 176-24(2).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]:

Mary Ward House, which is grade II* listed and situated in the Bloomsbury Conservation Area, has been used as conference centre for several years. The layout and character of the building in its original form means that it is hard to provide full disabled access. Planning permission ref 2016/0752/P and listed building consent ref 2015/6062/L for a three-level lift shaft sited on the north side of the lightwell serving basement, ground and first floors with a glazed covered walkway at first-floor level linking the lift to the main hall was granted on 24/03/2016.

This application seeks to increase the scope of the previously approved disability lift installation by extending the lift tower to the second and third floors with associated short walkways to access the floors on the east wing. The application has arisen as there is a need for a more comprehensive vertical form of access to all levels of the building including the upper floors.

The proposed further extension of the lift tower over the 2016 consents does have greater physical impact, but this will be limited to views into the courtyard from the host building which was designed as a utilitarian space of secondary importance in the complex. Siting the lift tower in the recess space to the right of the existing staircase projection will lessen the impact of the additional height. The glazed wall enclosure to the lift shaft will help to contrast with the surrounding facing brick. As with the previously consented scheme, the lift will have no pit at its base and no motor room at the top to minimise its height.

The covered walkways from 2nd and 3rd floor lift landings are short in length and

the two windows that they pass in front of on the south facing elevation are lighting sanitary accommodation which are not habitable rooms, so there will be no impact on amenity on the host building or neighbouring buildings.

It is considered that the increase in height by two storeys of the lift installation will have considerable public benefit by providing level access to two further floors of the conference facility. The impact will be minimal on both the setting of the listed building and its historic fabric by being sited in the courtyard, and will have limited visibility in the Bloomsbury Conservation Area. It is therefore considered that there will be minimal harm to heritage assets.

Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. No comments were received from the Bloomsbury Conservation Area Advisory Committee. Historic England sent a letter on 19 June 2017 authorising the Council to determine the application as it sees fit. The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the setting of the listed building and character and appearance of the conservation area, under s.66 and s.72 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable

housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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
Director of Regeneration and Planning