

Application ref: 2018/4046/L
Contact: Colette Hatton
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Date: 16 October 2018

Development Management
Regeneration and Planning
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London
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TateHindle
1 Lindsey Street Smithfield London EC1A 9HP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Sicilian House
Sicilian Avenue
London
WC1A 2QR

Proposal:

Refurbishment of offices on first, second, third and fifth floors.

Drawing Nos: Application form, 15166 A(02)102_00 site plan, 15166 A(02)100_00 site plan, 15166_L11_003_01 Design and Access Statement, 15166-DEM(03)012_01 second floor, 15166-A(03)012_01 proposed second floor, 15166-A(03)011_01 proposed first floor, 15166-A(03)015_01 proposed fifth floor, 15166-A(03)013_01 proposed third floor, 15166-DEM(03)015_01 fifth floor, 15166-DEM(03)013_01 third floor, 15166-DEM(03)011_00 first floor, 15166-EX(03)012_01 existing second floor, 15166-EX(03)011_01 existing first floor, 15166-EX(03)013_01 existing third floor, 15166-EX(03)015_01 existing fifth floor. 15166_L11_004_00(2), 15166-A(32)001_01(2), 15166-A(32)001_01(2).

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 development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 15166 A(02)102_00 site plan, 15166 A(02)100_00 site plan, 15166_L11_003_01 Design and Access Statement, 15166-DEM(03)012_01 second floor, 15166-A(03)012_01 proposed second floor, 15166-A(03)011_01 proposed first floor, 15166-A(03)015_01 proposed fifth floor, 15166-A(03)013_01 proposed third floor, 15166-DEM(03)015_01 fifth floor, 15166-DEM(03)013_01 third floor, 15166-DEM(03)011_00 first floor, 15166-EX(03)012_01 existing second floor, 15166-EX(03)011_01 existing first floor, 15166-EX(03)013_01 existing third floor, 15166-EX(03)015_01 existing fifth floor. 15166_L11_004_00(2), 15166-A(32)001_01(2), 15166-A(32)001_01(2).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 7 Sicilian Avenue forms part of a grade II listed shopping arcade built in 1910 by architect RJ Worley for the Bedford Estate. The building has commercial shopping units on the ground floor and office units above.

The proposals are to refurbish the first, second, third and fifth floors. Modern partitions are removed along with suspended ceilings and modern door and floor fittings. New partitions are erected in sensitive locations and new floors are laid, where floor boards remain they are retained. In addition, the windows are repaired and repainted where necessary.

The proposed works 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. One objection was received, however the objection was not related to the historic significance of the building. 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

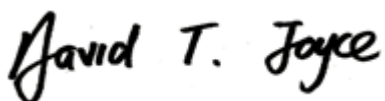
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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.
- 4 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.

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