

Application ref: 2018/3235/L
Contact: John Diver
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Date: 25 October 2018

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Vivendi Architects LTD
Unit E3U Ringway
Bounds Green Industrial Estate
London
N11 2UD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Podium at Level C
Brunswick Centre
London
WC1N 1AW

Proposal: Installation of painted mild steel handrail to be fixed to the existing concrete balustrade at level C (Podium).

Drawing Nos: (Prefix: 1596-LB-) B01, B02, B03, B04, B05, B06; Heritage, Design & Access Statement produced by Vivendo Architects Ltd. (dated 18.06.18)

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 1596-LB-) B01, B02, B03, B04, B05, B06; Heritage, Design & Access Statement produced by Vivendo Architects Ltd. (dated 18.06.18)

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:

- 1 The scope of the works proposed is restricted to the installation of painted metal railings to the inner face of two sections of concrete balustrade at first floor podium level only. Recent works to repair the roof membrane and install insulation at this level has resulting in a slight rise in the level of the terrace along the inner walk ways at podium level and this has lead to a need to increase the existing balustrade to prevent risk of fall and meet building regulations standards.

As such the applicant wishes to attach angled, painted metal hand rails to bring two sections of the first-floor concrete balustrades up to a safer height (1.1m). The rails will be attached to the rear of the balustrades and will project inwards. This will minimise their visibility. In addition, only two relatively short lengths of balustrade are affected, on either side of the cinema entrance, where the fall of the deck renders the balustrade particularly low. The flat balconies within the centre have similar painted metal rails, so there is precedent for rails along the balustrades and they will not appear incongruous. The rails will follow the line of the balustrade top, rather than the line of the deck fall, which will produce a harmonious appearance. Consequently, the works are considered not to harm the special interest of the listed building and would improve safety for residents.

The site's planning history has been taken into account when making this decision. No responses were received following public consultation. 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 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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning