

Application ref: 2018/4818/L
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Date: 30 November 2018

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Rolfe Judd Planning
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SW8 1NZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
55 Neal Street
London
WC2H 9PJ

Proposal:

Installation of internal ventilation ducting at basement, ground and first floor level; installation and relocation of mechanical plant with associated alterations including removal of existing window, installation of 2x louvres and remedial brickwork and metalwork to restaurant (Use A3) (in conjunction with approval of details application ref: 2018/4820/P to discharge condition 2 of planning permission 2017/6320/P dated 08/03/2018).

Drawing Nos: 23953: E00-A; E01-A; P01-A; E02-A; P02-A; E03-A; P03-B; E04-A; P04-B; E05-A; P05-A; E06-A; P06-B.

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:

23953: E00-A; E01-A; P01-A; E02-A; P02-A; E03-A; P03-B; E04-A; P04-B; E05-A; P05-A; E06-A; P06-B.

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 Reasons for granting listed building consent:

The proposed works to the host building consists of the installation and relocation of mechanical plant into an existing void at first floor, internal works including installation of ducting at basement, ground and first floor level and external works to include removal of an existing window at first floor level, installation of 2x ventilation louvres (1x on northwest elevation and 1x southeast elevation) and associated infilling brickwork in the existing window opening. Other works include removal of existing ducting and infilling the associated opening with matching lead work.

The proposed internal works would be minor in scale and would not be located within the rear wall of the building and are not considered to cause harm to the historic fabric or special architectural interest of the building.

The location of plant within the existing void and the associated external work including the removal of windows, installation of louvres, brickwork and lead work would result in the redundant space being used as a plant room. This void is within a structure that is not original to the historic fabric of the building and therefore it is considered that these works would not cause any harm to the historic fabric or special architectural interest of the host building. The proposed design and materials used for the external work to the non-historic structure are considered appropriate in design and would be discreetly located at the rear of the building within a built up area, screened from public view.

As the works are external, public consultation was necessary and undertaken by placement of site notices in close proximity to the site, a press notice was also published. No objections were received following consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (2013).

As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

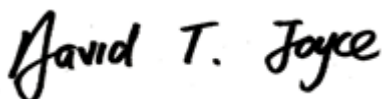
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of 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 Joyce
Director of Regeneration and Planning