

Application ref: 2018/4072/L  
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Date: 20 December 2018

**Development Management**  
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Montagu Evans LLP  
5 Bolton Street  
London W1J 8BA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**15-17 Tavistock Place  
London WC1H 9SH**

Proposal:

Alterations to listed boundary wall on northern boundary adjoining Cartwright Gardens, including removal of modern structure within and abutting boundary wall, installation of retaining steel beams and associated planters and services conduit.

Drawing Nos: PL(00)03A, TP2-BMJ-ZZ-00-PL-A-1900, TP2-BMJ-ZZ-XX-PL-A-1905, SK.101; Permanent Works to Listed Wall Schedule; letter dated 22.8.18 from Montagu Evans

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: PL(00)03A, TP2-BMJ-ZZ-00-PL-A-1900, TP2-BMJ-ZZ-XX-PL-A-1905, SK.101; Permanent Works to Listed Wall Schedule; letter

dated 22.8.18 from Montagu Evans.

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 The works involve underpinning of listed boundary wall, installation of steel posts bolted to listed boundary wall, installation of planters and services conduit at high level using steel posts, and demolition of connecting concrete soffit between existing shed and the listed wall. The proposals are very minor works necessary to facilitate the approved scheme by stabilising the listed boundary wall and creating ledges for the installation of approved planters and services conduit.

The proposed works will not harm the special interest of the Grade II listed wall structure or the adjoining crescent of Grade II listed hotel buildings behind. The alterations will retain the wall in its entirety and there will be no loss of historic fabric. The installation of structural supports will indeed enhance the listed wall's special interest in that they facilitate the removal of the existing shed and concrete soffit that currently obscure the wall from view.

Special regard has been attached to the desirability of preserving the listed structure and buildings, their setting and 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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.

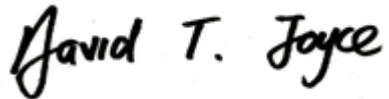
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning