

Application ref: 2018/2011/L  
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**Development Management**  
Regeneration and Planning  
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Fuller Long Ltd  
Studio 13  
9 Tanner Street  
London  
SE1 3LE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Shop And Premises At Basement And Ground Floor**  
**240 Gray's Inn Road**  
**London**  
**WC1X 8JR**

Proposal: Reinstatement of shopfront, installation of internal brick bond shutters, and retaining internal alterations at ground and basement levels.

Drawing Nos: 1521-01 rev A; 1521-02; 1521-03; 1521-04 Rev B; 1521-05 Rev B; 1521-06 Rev C; 1521-07 Rev A; Structural report by HLN Engineering dated August 2018; Letter from Fuller Long dated 24/09/2018; Product specifications Aluminium Shutters & Grilles Syston Doors; Letter by Fuller Long dated 21/10/2018; Electric Meter details dated 16/07/2018; Heritage Statement dated 12/04/2018.

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 approved shall be carried out within 3 calendar months of the date of this permission, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The existing works are unauthorised and an unacceptable form of development. To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1, D2 and D3 of the London Borough of Camden Local Plan 2017.

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

1521-01 rev A; 1521-02; 1521-03; 1521-04 Rev B; 1521-05 Rev B; 1521-06 Rev C; 1521-07 Rev A; Structural report by HLN Engineering dated August 2018; Letter from Fuller Long dated 24/09/2018; Product specifications Aluminium Shutters & Grilles Syston Doors; Letter by Fuller Long dated 21/10/2018; Electric Meter details dated 16/07/2018; Heritage Statement dated 12/04/2018.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, scale 1:20, in respect of the installation of the shutter box and roller shutter shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting:

The existing shopfront has been unlawfully altered and painted in red and alterations have been undertaken at basement level. This listed building consent application proposes to reinstate the original shopfront layout and its detailing, and to regularise the basement alterations.

In order to keep in with the historic shopfront detailing the proposal would reinstate the recessed entrance, the doorway with fanlight above. This would include alterations to the entrance slope to provide step-free access from the shop to the street level. The proposal would include reinstatement of shopfront joinery including stall risers, narrow mullions and masonry pillars. The proposed shopfront design would reproduce its historic proportions and detailing whilst preserving the character and architectural and historic merits of the host building, which is Grade II listed.

Below the fascia, the shop front has an external roller shutter box installed unlawfully. In order to ensure the security of the shopfront, the proposal includes an internal open brick bond roller shutter to extend in front of the entrance and windows. Above the entrance, the ceiling is cut back from the shopfront and remains at an appropriate height to allow the installation of the shutter box without harming the historic fabric. The shutter would promote security of the shopfront but allow visibility within the unit, which would contribute to the natural surveillance of the street, whilst preserving its appearance. Further details of the roller shutter will be secured via condition.

The basement level is used as storage for the shop above. Some alterations took place previously at this level consisting in acrow props which have been subsequently replaced by a steel beam and timber columns clad with plasterboard. Whilst the works undertaken already cause harm to the listed building, the harm is considered less than significant and is outweighed by the reinstatement of the shopfront detailing at ground level. The retention of historic ovens at basement level would be acceptable.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016

- 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).

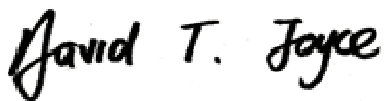
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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.
- 5 You are advised that the works should be implemented within 3 months of the date of this permission (15th April 2019). Once the works have been implemented you should provide evidence to the Local Planning Authority of the proposed works being implemented; otherwise the Council will take appropriate enforcement action against the breach of planning control.

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