

Application ref: 2018/5652/L
Contact: Antonia Powell
Tel: 020 7974 2648
Date: 12 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Deloitte Real Estate
1 New Street Square
London EC4A 3PA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Wilkins Building
Gower Street
London
WC1E 6HJ

Proposal: Replacement of four doors within the North and South Cloisters

Drawing Nos: Location Plan; Context Plan as Existing 791/PL/002 P1; North Cloister Plan - As Existing 791/PL/003 P1; South Cloister Plan - As Existing 791/PL/004 P1; Elevation - North Cloisters - As Existing 791/PL/005 P1; Elevation - South Cloisters - As Existing 791/PL/006 P1; Cloister Doors - As Existing 791/PL/020 P1; North Cloister Plan - As Proposed 791/PL/010 P1; South Cloister Plan - As Proposed 791/PL/011 P1; Elevation - North Cloisters - As Proposed 791/PL/012 P1; Elevation - South Cloisters - As Proposed 791/PL/013 P1; Automated Cloister Doors - As Proposed 791/PL/021 P1; Manual Cloister Doors - As Proposed 791/PL/022 P1; Door Details - Sheet 01 791/PL/030 P1; Door Details - Sheet 02 791/PL/031 P1; Design and Access Statement by Burwell Deakins dated September 2018.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Context Plan as Existing 791/PL/002 P1; North Cloister Plan - As Existing 791/PL/003 P1; South Cloister Plan - As Existing 791/PL/004 P1; Elevation - North Cloisters - As Existing 791/PL/005 P1; Elevation - South Cloisters - As Existing 791/PL/006 P1; Cloister Doors - As Existing 791/PL/020 P1; North Cloister Plan - As Proposed 791/PL/010 P1; South Cloister Plan - As Proposed 791/PL/011 P1; Elevation - North Cloisters - As Proposed 791/PL/012 P1; Elevation - South Cloisters - As Proposed 791/PL/013 P1; Automated Cloister Doors - As Proposed 791/PL/021 P1; Manual Cloister Doors - As Proposed 791/PL/022 P1; Door Details - Sheet 01 791/PL/030 P1; Door Details - Sheet 02 791/PL/031 P1; Design and Access Statement by Burwell Deakins dated September 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. To include but not limited to, stonework, masonry and joinery details including glazing bar sections and framing.

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 This application concerns the replacement of four sets of double doors between the North Cloister and the Wilkins Terrace and the South Cloister and the Japanese Garden. The single pair of doors to the South Cloister date from the 20th century while the three sets of white painted timber double doors to the North Cloister were newly installed as part of the Wilkins Terrace works. The double doors have been found to be too restrictive in terms of the door leaf widths and are now considered a hazard. The replacement of the double doors with an identical single door copying the section and details of the existing is not considered to harm the significance of the grade I Wilkins Building and as such the replacements are supported.

No responses were received as a result of the Press Notice or Site Notice. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State.

The site's planning history has been taken into account when making this decision

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.

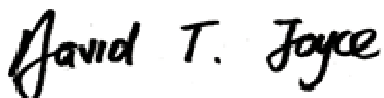
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 2019.

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