

Application ref: 2019/0211/L
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 18 March 2019

Development Management
Regeneration and Planning
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FPS (UK) LTD
46 Bramley Road
London
London
N14 4HR
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Brunswick Centre
London
WC1N 1AE

Proposal:
Installation of plant equipment in service yard at lower ground floor level to rear.

Drawing Nos: 1711-E01-00-A3; 1711-E02-00-A3; 1711-E02-01-A3; 1711-E02-02-A3;
1711-P02-00-A3; 1711-P02-01-A3; 1711-P02-02-A3; PLANNING, HERITAGE AND
ACCESS AND DESIGN STATEMENT (prepared by Frixos Kyriacou)

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: 1711-E01-00-A3; 1711-E02-00-A3; 1711-E02-01-A3; 1711-E02-02-A3; 1711-P02-00-A3; 1711-P02-01-A3; 1711-P02-02-A3;

PLANNING, HERITAGE AND ACCESS AND DESIGN STATEMENT (prepared by Frixos Kyriacou)

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

The current application seeks to install pipework through the concrete floor and then through the back wall into the utilitarian loading bay in the sub basement. The works are reversible and the fabric is relatively modern, and this is the kind of use for which the sub-basement is intended. The interior of the shop is largely without special interest, except for the structure of pilasters supporting the building. There will therefore be no harm caused to the special interest of the listed building as a result of the proposed works.

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 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 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer