

Application ref: 2018/4616/L
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Date: 21 March 2019

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MATHESON WHITELEY
Unit 2, 1-7 Orsman Road
London
N1 5RA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Endsleigh Street
London
WC1H 0DS

Proposal: Erection of single storey rear infill extension at upper ground floor level; various internal works, including general refurbishment works, in association with a change of use of the lower ground floor level from office use to art gallery

Drawing Nos: 001 Rev A; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 105 Rev A; 200 Rev A; 201 Rev A; 202 Rev A; 203 Rev A; 300 Rev A; 301 Rev A; 302 Rev A; 400 Rev A; 401 Rev A; 402 Rev A; 403 Rev A; 404 Rev A; 405 Rev A; 406 Rev A; 407 Rev A; 408 Rev A; 409 Rev A; 410 rev A; 411 Rev A; 412 Rev A; 413 Rev A; 414 Rev A; 415 Rev A; 416 Rev A; 417 Rev A; 418 Rev A; 419 Rev A; 420 Rev A; 421 Rev A; 422 Rev A; 423 Rev A; 424 Rev A; 425 Rev A; 426 Rev A; 427 Rev A; 428 Rev A; 429 Rev A; 430 Rev A; 431 Rev A; 432 Rev A; 433 Rev A; 434 Rev A; 101 Rev C; 110 Rev D; 111 Rev D; 112 Rev C; 113 Rev C; 114 Rev C; 115 Rev C; 130 Rev A; 131 Rev E; 132 Rev A; 133 Rev A; 134 Rev A; 135 Rev A; 140 Rev A; 141 Rev A; 142 Rev A; 143 Rev A; 144 Rev A; 145 Rev A; 210 Rev A; 211 Rev A; 212 Rev A; 213 Rev A; 310 Rev A; 311 Rev C; 312 Rev A; 314 Rev A; 315 Rev C; 450 rev A; 451 Rev A; 452 Rev A; 453 Rev A; 454 Rev A; 454 Rev A; 455 Rev A; 456 Rev B; 457 Rev A; 458 Rev A; 459 Rev A; 460 rev A; 461 Rev A; 462 Rev A; 463 Rev A; 464 Rev B; 465 Rev B; 466 Rev A; 467 Rev A; 468 Rev B; 469 rev A; 470 Rev A; 471 Rev A; 472 Rev B; 473 Rev B; 474 Rev A; 475 Rev A; 476 Rev A; Planning Statement, dated August 2018; Planning Statement: Additional Commentary, dated October 2018; Planning Statement: Additional Commentary, dated February 2019; Design & Access Statement,

dated August 2018; Heritage Statement, dated August 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 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: 001 Rev A; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 105 Rev A; 200 Rev A; 201 Rev A; 202 Rev A; 203 Rev A; 300 Rev A; 301 Rev A; 302 Rev A; 400 Rev A; 401 Rev A; 402 Rev A; 403 Rev A; 404 Rev A; 405 Rev A; 406 Rev A; 407 Rev A; 408 Rev A; 409 Rev A; 410 rev A; 411 Rev A; 412 Rev A; 413 Rev A' 414 Rev A; 415 Rev A; 416 Rev A; 417 Rev A; 418 Rev A; 419 Rev A; 420 Rev A; 421 Rev A; 422 Rev A; 423 Rev A; 424 Rev A; 425 Rev A; 426 Rev A; 427 Rev A; 428 Rev A; 429 Rev A; 430 Rev A; 431 Rev A; 432 Rev A; 433 Rev A; 434 Rev A; 101 Rev C; 110 Rev D; 111 Rev D; 112 Rev C; 113 Rev C; 114 Rev C; 115 Rev C; 130 Rev A; 131 Rev E; 132 Rev A; 133 Rev A; 134 Rev A 135 Rev A; 140 Rev A; 141 Rev A; 142 Rev A; 143 Rev A; 144 Rev A; 145 Rev A; 210 Rev A; 211 Rev A; 212 Rev A; 213 Rev A; 310 Rev A; 311 Rev C; 312 Rev A; 314 Rev A; 315 Rev C; 450 rev A; 451 Rev A; 452 Rev A; 453 Rev A; 454 Rev A; 454 Rev A; 455 Rev A; 456 Rev B; 457 Rev A; 458 Rev A; 459 Rev A; 460 rev A; 461 Rev A; 462 Rev A; 463 Rev A; 464 Rev B; 465 Rev B; 466 Rev A; 467 Rev A; 468 Rev B; 469 rev A; 470 Rev A; 471 Rev A; 472 Rev B; 473 Rev B; 474 Rev A; 475 Rev A; 476 Rev A; Planning Statement, dated August 2018; Planning Statement: Additional Commentary, dated October 2018; Planning Statement: Additional Commentary, dated February 2019; Design & Access Statement, dated August 2018; Heritage Statement, dated August 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details of new staircase at a scale of 1:20, including materials, finish and method of fixing.
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 approval.

The application site is No. 3 Endsleigh Street, a former residential building that has been converted to offices. The building is Grade II listed. This application seeks consent for the erection of a single storey rear infill extension at upper ground floor level; and various internal works, including general refurbishment works, in association with a change of use of the lower ground floor from office use to an art gallery. The internal changes include an alteration to the position of the staircase in the proposed new rear infill extension; a reduction in the width of the opening between the closet wing and new rear infill extension; an alteration to the position of the viewing platform in the closet wing; the omission of air-conditioning and associated joinery to house the fan coil units; and the introduction of heritage style radiators.

The proposed rear extension would infill the gap between the closet wing and the neighbouring property's (No. 4) closet wing and be similar in outward appearance to the glazed extension at No. 4. Insofar as the extension would appear as a lightweight addition and would help to retain a sense of the original building, it is considered to be acceptable.

The opening from the closet wing into the new rear infill extension has been reduced in width, so as to retain a better sense of the original plan form of the host building. Within the closet wing itself, the position of the viewing platform has been amended, to reduce the size of the opening in the floor to simplify the arrangement and again retain a better sense of the original plan form. The loss of part of the floor is considered to be acceptable on the basis that the closet wing is not original and therefore there will be no loss of historic fabric. Furthermore, the viewing platform relates to the particular proposed use of the lower ground floor level.

In the new infill extension, the position of the staircase to the lower ground floor level has been amended, so that the staircase would be set away from the original rear wall of the host building and allow the original rear wall to be viewed and remain unaltered. Whilst, ordinarily, the introduction of a staircase in this position might not be supported in a listed building, in this case it is considered to be acceptable on the basis that the extension and staircase will clearly read as later additions to the host building and will not cause harm to

historic fabric.

The introduction of heritage style radiators is considered to be acceptable. Similarly, the proposed refurbishment works elsewhere in the building are all considered to be acceptable in listed building terms.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 provisions of the National Planning Policy Framework 2019.

- 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 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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer