

Application ref: 2019/0244/L
Contact: Charlotte Meynell
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Date: 21 March 2019

Development Management
Regeneration and Planning
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Fuller Long Limited
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Offices and Premises at 1st to 4th Floor
Block F
The Heals Building
22 Torrington Place
London
WC1E 7HJ

Proposal: Installation of 5 x air conditioning condenser units to 4th floor flat roof to Alfred Mews elevation and associated acoustic screening. Internal alterations comprising reconfiguration of offices, removal of existing modern office fittings, and installation of air conditioning and associated servicing at 1st, 2nd, 3rd and 4th floor levels; installation of internal access ramp to escape stair at 2nd floor level.

Drawing Nos: LKF-FO-1048-M-1-001 Rev. A2; LKF-FO-1048-M-2-001 Rev. A2; LKF-FO-1048-M-3-001 Rev. A2; LKF-FO-1048-M-4-001 Rev. A2; S-2001 ROOF PLANT SUPPORT STRUCTURE; WP 031 LP-02 GA PLAN 1ST FLOOR; WP 031 LP-03 GA PLAN 2ND FLOOR; WP 031 LP-04 GA PLAN 3RD 4TH FLOOR; WP 031 LP-40 PROPOSED LAYOUT PLAN; WP 031 LP-41 ROOF PLAN; WP 031 LP-42 ELEVATION; WP 031 LP-46 PROPOSED SCREEN; WP 031 LP-44 PHOTOGRAPH; WP 031 LP-45 EXISTING PLANS; Energy Approach (prepared by Hoare Lea, received 12/12/2018); Engineering Design Report - External Roof Plant Support Structure Ref. 18.748-CA-01 (prepared by Barrett Mahony, dated 09/11/2018); Planning & Heritage Statement Rev. 1.0 (prepared by Fuller Long, dated 06/12/2018); Site Location Plan; VRV Selection Project Report (prepared by Daikin, dated 11/05/2018).

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: LKF-FO-1048-M-1-001 Rev. A2; LKF-FO-1048-M-2-001 Rev. A2; LKF-FO-1048-M-3-001 Rev. A2; LKF-FO-1048-M-4-001 Rev. A2; S-2001 ROOF PLANT SUPPORT STRUCTURE; WP 031 LP-02 GA PLAN 1ST FLOOR; WP 031 LP-03 GA PLAN 2ND FLOOR; WP 031 LP-04 GA PLAN 3RD 4TH FLOOR; WP 031 LP-40 PROPOSED LAYOUT PLAN; WP 031 LP-41 ROOF PLAN; WP 031 LP-42 ELEVATION; WP 031 LP-46 PROPOSED SCREEN; WP 031 LP-44 PHOTOGRAPH; WP 031 LP-45 EXISTING PLANS; Energy Approach (prepared by Hoare Lea, received 12/12/2018); Engineering Design Report - External Roof Plant Support Structure Ref. 18.748-CA-01 (prepared by Barrett Mahony, dated 09/11/2018); Planning & Heritage Statement Rev. 1.0 (prepared by Fuller Long, dated 06/12/2018); Site Location Plan; VRV Selection Project Report (prepared by Daikin, dated 11/05/2018).

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.

Informative(s):

- 1 The application site is part of the Grade II* listed Heals Building complex, which includes Nos. 191-199 (consec.) Tottenham Court Road and Nos. 18-26 Torrington Place. Block F is a four-storey yellow stock brick building located within the north-eastern part of the complex, accessed via No. 22 Torrington Place but fronting the cul-de-sac of Alfred Mews. The front façade has a plain and functional design with metal roller shutters at ground floor level and wide bands of Crittall windows at upper levels reflecting the original industrial use of the building. Internally, Block F retains a large open plan layout; however, the interior has undergone extensive refurbishment and modernisation to support its current office use. The site lies within the Bloomsbury Conservation Area.

The proposed air conditioning condenser units would be situated on a fourth

floor flat roof facing the internal lightwell of the complex, adjacent to an existing air handling unit which would be retained and repositioned. Grey powder-coated louvered acoustic screening with a height of 2.8m would be erected around the boundary of the flat roof to enclose the proposed plant. The proposals are considered to be well rationalised and the proposed acoustic screening would obscure views of the plant from within the Heals complex and from residential properties to the east. The proposals would not be visible in any public views and the flat roof area is not considered to be of significance to the character of the listed building. As such, the location is considered appropriate, and it is not considered that the proposals would have a detrimental impact on the character and appearance of the host building.

The existing open plan layout of the building internally is considered to contribute to the significance of the building through its historical and architectural interest. The proposed internal alterations would remove modern fittings and the proposed partitions and fixtures are considered to be sympathetic additions which would preserve the open quality of the plan form. As such, it is considered that the proposals would not harm the fabric or plan form of the building. Overall, the proposals are considered to preserve the significance of this Grade II* listed building. The Council's Conservation Officer has assessed the proposals and confirmed they are acceptable.

No objections were received prior to making this decision. Historic England responded to state that they had no comments on the proposal. The planning history of the site and surrounding area 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 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street

London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer