

Application ref: 2018/3912/L
Contact: Antonia Powell
Tel: 020 7974 2648
Date: 27 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

Faithful+Gould
Euston Tower
286 Euston Road
London NW1 3AT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Campbell House East and West

**5-10 and 20-24 Taviton Street
London WC1H 0BX**

Proposal:

Replacement of two internal timber doorsets with new timber doorsets, and creation of new internal secondary entrance doors with access controls to improve the security of the building and prevent unauthorised access through 'tailgating'.

Drawing Nos:

Site Plan;

Location Plan;

Heritage, Design and Access Statement, including all drawings, by SNC Lavalin, dated 10 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:

Site Plan;
Location Plan;
Heritage, Design and Access Statement, including all drawings, by SNC Lavalin, dated 10 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 All new work and work of making good to the historic fabric shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution. This is to include work in lime plaster and original joinery.

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 work to be scribed around existing decorative historic plaster and original joinery. Consent is not hereby granted for the removal, cutting or modification of historic fabric.

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.

- 5 Before the installation of replacement CCTV cameras, full details of the cameras and associated wiring, along with a scheme of rationalising and improvement to the signage and fixtures of the front entrances, is required to be submitted to and approved in writing by the council and local planning authority.

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

These works are to Nos. 5-10 and 24-28 Taviton Street which form two rows of terraced house built by Thomas Cubitt around 1824. The terraces are Grade II listed and face each other across Taviton Street. The houses are currently used by UCL for student accommodation.

The works to the front entrances, halls and principal rooms of the ground floor are in areas considered to be of high historic and architectural significance. Historically works have been carried out in an incremental and random manner with little regard for the historic or architectural significance.

The current works involve the following: The replacement of the entrance security panels with the wiring to follow existing routes. As agreed on site the signage to the front entrance along with existing cctv cameras, needs reviewing as the accumulated installations adjacent to the front doors of both houses look tired and cluttered; Two new inner hall security doors involving the chasing in of access control cabling are proposed, along with replacement doors to the reception and common room. The replacement of these flush fire doors dating from the later 20th century/early 21st century is not contentious and is acceptable in terms of the listed building, as this does not involve historic fabric.

The relocation of notice boards in entrance corridors: this does not impact on the significance of the listed buildings and is also considered acceptable providing the signage, fire alarm equipment and other installations are installed in a considered and sensitive manner to ensure the hallways are not over cluttered and there is no adverse visually impact.

The safety and security of the students who live in these buildings, is given as justification for the installation of the glazed security hall screens. The installation of the screens is to be as lightweight as possible with the least invasive fixing to the original plaster of the hall ways. The screens are considered to be reversible interventions and as such there is no objection to their introduction to the hallways.

The works are internal and a Press Notice and Site Notice were not required in this instance.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer