

Application ref: 2019/0641/L
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Date: 18 April 2019

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Rolfe Judd Planning
Old Church Court
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16-20 Shorts Gardens
London
WC2H 9AU

Proposal:

Internal alterations and refurbishment works to the existing office accommodation, comprising the formation of two openings between internal walls at first and second floor levels to link 16 Shorts Gardens and 20 Shorts Gardens; replacement internal entrances at ground level; replacement stairs and lifts; and removal of existing modern plaster from brick walls; and general reconfiguration of existing office layouts at upper floor levels. Drawing Nos: Application form, 861(PL)001 Site Location Plan, 190121 - 16-20 Shorts Gardens - LBC Cover Letter, 861_DASstatement-revB_20190124, 861(PL)801 Second and Third Floor Plans - As Existing with Demolitions, 861(PL)800 Ground and First Floor Plans - As Existing with Demolitions, 861(PL)811 No.20 Ground Floor Entrance - As Existing, 861(PL)810 No.16 Ground Floor Entrance - As Existing, 861(PL)812 No.16 First Floor Office Elevations - As Existing, 861(PL)813 No.16 Second Floor Office Elevations - As Existing, 861(PL)814 No.16 Stairwell Elevations - As Existing and As Proposed, 861(PL)815 No.20 Stairwell Elevations - As Existing and As Proposed, 861(PL)900 Ground and First Floor Plans - As Proposed, 861(PL)911 No.20 Ground Floor Entrance - As Proposed, 861(PL)910 No.16 Ground Floor Entrance - As Proposed, 861(PL)912 No.16 First Floor Office Elevations - As Proposed, 861(PL)915 No.16 Second Floor Office Typical Details - As Existing and Proposed, 861(PL)914 No.16 First Floor Office Typical Details - As Existing and Proposed, 861(PL)913 No.16 Second Floor Office Elevations - As Proposed, 861(SK)922 SF and TF Plans - As Proposed_Walls retained.

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: Application form, 861(PL)001 Site Location Plan, 190121 - 16-20 Shorts Gardens - LBC Cover Letter, 861_DASstatement-revB_20190124, 861(PL)801 Second and Third Floor Plans - As Existing with Demolitions, 861(PL)800 Ground and First Floor Plans - As Existing with Demolitions, 861(PL)811 No.20 Ground Floor Entrance - As Existing, 861(PL)810 No.16 Ground Floor Entrance - As Existing, 861(PL)812 No.16 First Floor Office Elevations - As Existing, 861(PL)813 No.16 Second Floor Office Elevations - As Existing, 861(PL)814 No.16 Stairwell Elevations - As Existing and As Proposed, 861(PL)815 No.20 Stairwell Elevations - As Existing and As Proposed, 861(PL)900 Ground and First Floor Plans - As Proposed, 861(PL)911 No.20 Ground Floor Entrance - As Proposed, 861(PL)910 No.16 Ground Floor Entrance - As Proposed, 861(PL)912 No.16 First Floor Office Elevations - As Proposed, 861(PL)915 No.16 Second Floor Office Typical Details - As Existing and Proposed, 861(PL)914 No.16 First Floor Office Typical Details - As Existing and Proposed, 861(PL)913 No.16 Second Floor Office Elevations - As Proposed, 861(SK)922 SF and TF Plans - As Proposed_Walls retained.

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.

- 4 Notwithstanding the demolition plan with drawing number 861(PL)801 Second and Third Floor Plans - As Existing with Demolitions, the opening at second floor level shall match the opening shown in drawing number 861(SK)922 SF and TF Plans - As Proposed_Walls retained.

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 Samples of the brick slips to be added within the staircase shall be submitted to and approved by the Local Authority prior to this part of the works commencing.

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 16-20 Shorts Gardens are grade II listed buildings constructed in the mid 19th century. Originally used as breweries, the buildings now have a mixture of uses including office and residential. The buildings were substantially redeveloped in 1992, extensions were added and much of the interiors were altered. As a result, many historic features were lost such as the brick arches on the upper floors.

The proposals involve the lateral conversion of the buildings and the refit of the offices.

The buildings have previously been laterally converted, however more recently the lateral opening, which is at first floor level, has been bricked up. It is proposed to reinstate the opening and create additional openings at second floor level. The proposed openings are discreet, ensuring the legibility of the historic plan form, however they also optimise the space creating a useable and functional working environment. The largest opening, which is at second floor level retains nibs and downstand but successfully integrates a small room into the main work space.

The office refit mainly involves the removal of insensitive elements added during the refit in the 1990s. This includes the removal of timber panelling and plaster to expose the original brick work and the removal of suspended floors and ceilings. Existing modern partitions are also removed and replaced with partitions to create bathrooms, kitchen and meeting rooms. These are sympathetic to the architectural features of the building. The non-original banisters and stairs are also upgraded. Where materials are added, a sample has been requested within a condition.

There are alterations to the M and E, however this will all be housed within the existing plant room using existing flues and risers.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 NPPF.

- 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



Daniel Pope
Chief Planning Officer