

Application ref: 2019/4393/L
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Date: 11 November 2019

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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:

Listed Building consent for the internal alteration and a new opening to connected 16 Shorts Gardens to 20 Shorts Gardens.

Drawing Nos: Application form, 190823 - 16-20 Internal Office LBC - Cover Letter(1), 861(PL)001 Site Location Plan(1), 861(PL)960Rev.B Third Floor Plan - As Existing with Demolitions(1), 861(PL)961Rev.B Third Floor Plan - As Proposed(1), 861(PL)200Rev.B Photographic Report(1).

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 190823 - 16-20 Internal Office LBC - Cover Letter(1), 861(PL)001 Site Location Plan(1), 861(PL)960Rev.B Third Floor Plan - As Existing with Demolitions(1), 861(PL)961Rev.B Third Floor Plan - As Proposed(1), 861(PL)200Rev.B Photographic Report(1).

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 are to remove a variety of modern partitions and to remove a section of historic wall to create an open plan space. The removal of the modern partitions is welcome as the historic plan form is reinstated. The removal of the historic section of wall is to some degree regrettable, however a more coherent and useable space is created and the plan form remains legible as a result of the retention of a downstand and nibs.

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

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.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer