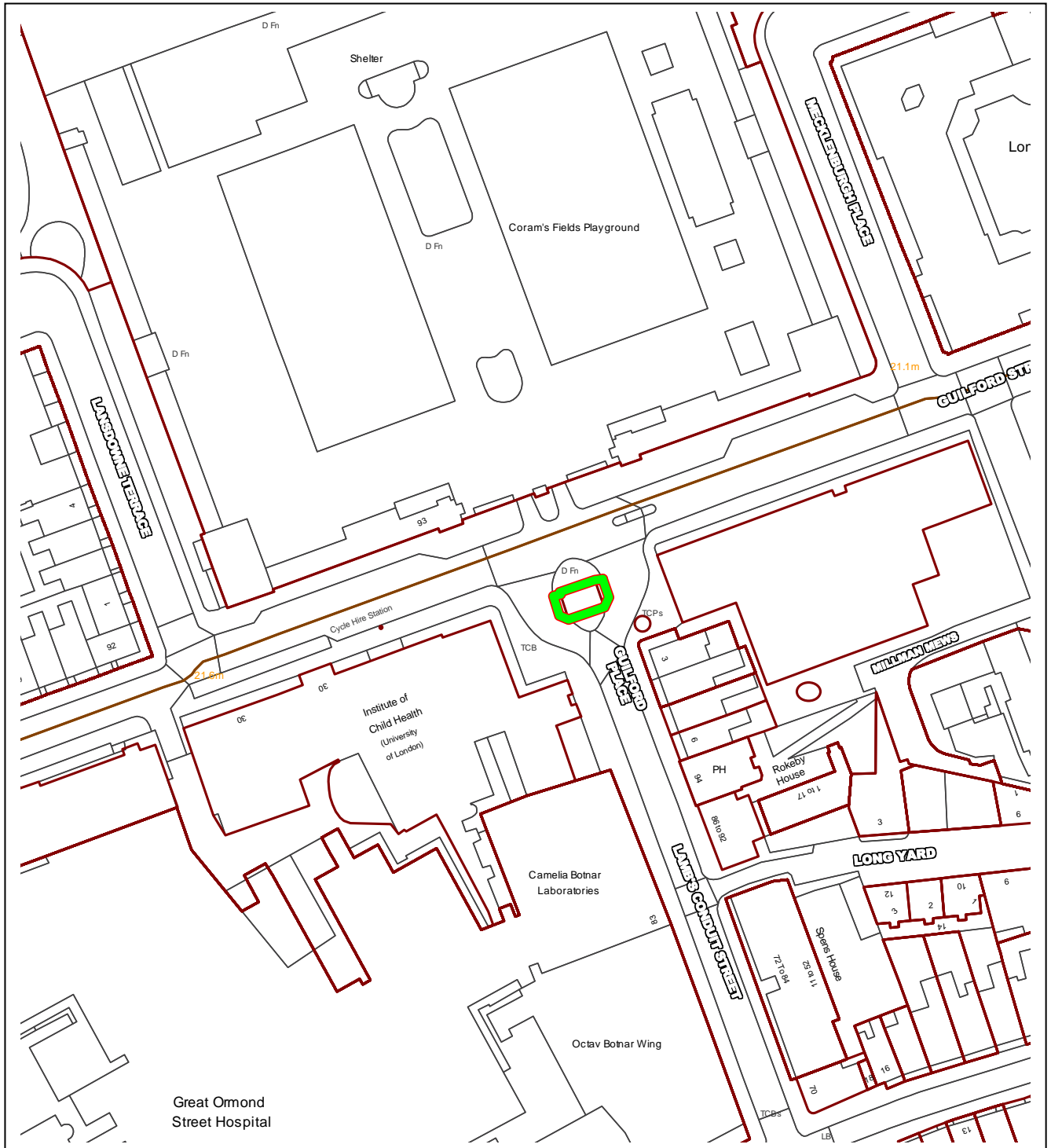


# Former Public Conveniences, Junction of Guilford Place and Guilford Street WC1 - 2018/2044/P & 2018/2721/L



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## Photos



1. View looking west showing entrances and statue



2. View looking northwest



3. view looking north



4. view looking east

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>08/08/2018</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	15/07/2018
<b>Officer</b>		<b>Application Number(s)</b>		
Charles Thuaire		1) 2018/2044/P 2) 2018/2721/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
Former Public Conveniences Junction of Guilford Place and Guilford Street London WC1N 1EA		Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1) Change of use from former public convenience (Sui Generis) to flexible use as Class A1 (retail), A3 (restaurant) or A4 (bar), plus associated works. 2) Various internal and external works in connection with a change of use from former public convenience to retail/restaurant/bar				
<b>Recommendation(s):</b>		1) Grant conditional planning permission subject to a section 106 legal agreement 2) Grant conditional listed building consent		
<b>Application Type:</b>		1) Full planning permission 2) Listed building consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>Site notice displayed 20/06/2018 to 14/07/2018  Press advert published 21/06/2018 to 15/07/2018</p> <p>No responses received.</p>					
<b>CAAC/Local groups comments:</b>	<p><u>Rugby and Harpur Residents Association</u> object-  Object to A4 use due to significant increase in customers, cannot prevent customers using roof, makes junction dangerous due to no pavement, noise nuisance to neighbours, danger to drinkers crossing spiked railings.  No objection to A3 use only using basement and few customers.  Need to reinstate all previous conditions, need to consult on CMP, previous permission's advice that there would be 'no amenity impact' is untrue.</p> <p><u>Marchmont Association</u> comment-  Need to prevent access to roof, need details of signage, desire street lamp to be restored, need CCTV installed, need refuse store details, no reference to measures to ensure safe access/exit to island site, need condition to prevent use of outside area by customers.</p> <p><u>Officer comment-</u>  <i>See below paras 2.3 - 2.5 on land use, 3.1 - 3.3 on amenity, 4.2 on refuse, 4.3 on CMP and 5.6 on CCTV and signage. Customers will be physically unable to use roof due to perimeter spiked railings and conditions will be imposed as before to prevent use of roof and forecourt by customers. A S106 will also secure an Operational Management Plan (OMP) to control customer behaviour and access/egress. All relevant conditions from the previous permission will be imposed and also new ones regarding music, hours of operation and CCTV/signage. Refuse storage will be entirely within site. Street lamp restoration is a responsibility for the Council, not site owner.</i></p> <p><u>Neither were consulted on the revisions.</u></p>					

## Site Description

The application site contains a disused, late C19th public convenience sited on a traffic island in the middle of the road at the junction of Guilford Street and Guilford Place, just north of Lambs Conduit Street. It is at basement level under the island and contains womens' and mens' cubicles and urinals plus attendants' rooms. It has 2 separate staircase entrances to mens' and womens' toilets from a paved area on the north Guilford St side which also contains a statue with drinking fountain.

It is grade II listed and is currently on Historic England's Heritage at Risk Register due to its deteriorating condition. The property was vacated in 1988 and recently sold by the Council. Consent was granted in 2016 to repair the roof which had collapsed following onsite investigations in relation to the previous application to change the use of the toilets.

The application site is within Bloomsbury Conservation Area. It is not within a designated centre but near the Lambs Conduit Street neighbourhood shopping frontage.

## Relevant History

25.7.17- 2015/6141/P - planning permission granted, subject to S106 on CMP and highway repairs, for Change of use from former public convenience (Sui Generis) to mixed A1/A3 use (retail/restaurant), and associated works.

27.7.17- 2015/6885/L - listed building consent granted for Various alterations, including creation of 2 openings in central spine wall, replacement of entrance doors and other internal and external works, in connection with a change of use from former public convenience to retail/restaurant.

18.10.16- 2016/4353/P, 2016/4431/L- Replacement of pavement light roof.

## Relevant policies

### National Planning Policy Framework 2019

### London Plan 2016 and Draft London Plan 2019

### Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

TC4 Food, drink, entertainment and other town centres uses

T1 Prioritising walking, cycling and public transport

T4 Promoting the sustainable movement of goods and materials

### Camden Planning Guidance

CPG Town centres and retail 2018

CPG Amenity 2018

## Assessment

### 1. Proposal-

1.1. The proposal follows on from the previous permission granted for change of use from toilets to A1/A3 use; however the client now has a tenant interested in leasing the unit who wishes to introduce an A4 use as an additional use to this mix. The operation and hours of usage will otherwise remain the same. The internal layout and external alterations remain the same as previously approved. The total floorspace is 74.5sqm.

1.2 Revisions- the client now wishes the description of development to be 'A1 or A3 or A4' uses; an

Operational Management Plan has been submitted based on the possibility that the unit is solely used for a Class A4 bar. The proposal's description has thus been revised to refer to a flexible use as either A1, A3 or A4.

## 2. Land use

2.1 As with the previous permission, the reuse of the building is welcomed in heritage terms as it has been vacant for many years and is currently in a poor state of repair. The use for a primarily A3 restaurant use with some A1 retail takeaway element has already been established by the previous permission which is still valid until July 2020. The previous intention was a restaurant, primarily serving noodles, but also offering take-away coffees. The new element proposed is an A4 drinking establishment use.

2.2 The revised proposal is now for a dual flexible use, whereby the uses of A1, A3 and A4 can fluctuate over time and whatever final use exists in 10 years' time becomes the lawful use. It appears that the likely use favoured by the tenant will be as a solely A4 bar.

2.3 The floor layout and seating capacity of the A4 unit is the same as the previously permitted A1/A3 use, and shows a maximum of 50 seats. The floorplans show 4 booths created in place of the old cubicles, a new counter against the blocked up old urinals, and 3 long counters along the other 3 sides. Given that the unit is very small at approx. 74sqm and is entirely underground with no outside space, it is considered that a new bar here would have little or no further amenity impact than the previously permitted A3 use, in that the capacity and number of customers would be likely to remain the same. The site, in the middle of the road and at a road junction outside Great Ormond St hospital and Corams Fields, is some distance away from residential properties and this is unlikely to create any further disturbance from noise and anti-social behaviour. It is not considered the site on this traffic island will be any more dangerous to access or use as a bar than the previously permitted restaurant use here; in any case the staircase entrances have direct access from a wide paved area, not the road itself. Also the OMP proposes door staff to control such access by customers (see para 3.1 below).

2.4 It should be noted that other disused underground toilets in Camden have been permitted to change to new A4 bar uses, on the basis that they appear to be appropriate locations for such uses with minimal amenity impacts- eg. the junctions of Fortress Rd with Highgate Rd (6.2.15, ref 2014/1289/P) and of Camden Rd with Royal College St (16.4.18, ref 2018/0755/P).

2.5 Although the site is not within a designated centre, it is near the Lambs Conduit St shopping centre which is characterised by having several pubs, cafes and restaurants. The proposed A4 use is considered to be acceptable in this location as it is small in scale and subsequently small in patronage in comparison to the nearby drinking establishments. However, it would contribute to the existing function, vitality and viability of the local area.

## 3. Amenity

3.1 As discussed above, it is unlikely that the new use would cause any further noise and disturbance over and above that anticipated by the approved A3 use. It is not considered that the proposed use or associated works would impact on nearby and neighbouring occupiers. As previously reported for the previous application, the application site is in a busy location and not directly adjacent to any residential properties. There would be no further plant associated with the use beyond that already proposed with the A3 café operation. Suitable planning conditions will ensure that external noise and fume levels do not exceed specified levels, there would be no audible music outside the premises, and there would be no customers using the forecourt outside the 2 entrances next to the statue or the roof itself. It should be noted that the previous permission had this condition and it would be impossible to use the roof anyway due to its enclosure by spiked perimeter railings here.

3.2 Moreover a proposed Operational Management Plan has been submitted which will be secured by

S106 in line with practise adopted for the other 2 above-mentioned permissions. It proposes door staff to control the access and egress of customers, to ensure the capacity of c 50-70 covers is not exceeded (although it is noted the floor layout only shows 50 seats and it would be physically difficult to safely fit many more people inside even when standing), and to ensure patrons leave quickly and quietly. It refers to installation of signs and CCTV, to no provision of smoking areas, and to hours of operation including drinking up times to be in line with the premises licence. However there is no mention of customers not being allowed to use the paved island area for drinking- this needs to be included in any final OMP submitted for approval as required by the S106.

3.3 Proposed hours of operation are Monday to Wednesday 10am to 11.30pm, Thursday to Saturday 10am to midnight, Sunday 12pm to 10.30pm. These opening times are the same as previously proposed for the A3 use. They are reflective of neighbouring drinking establishments and also of the other above-mentioned approved underground bars. Given that this is a mixed commercial/residential area that has significant amounts of food, drink and entertainment uses and is well served by public transport during the late evening/night, these hours including 3 occasions until midnight are considered acceptable and they will be also secured by condition. Through applying appropriate planning conditions, and securing an OMP via a S106 legal agreement, it is considered that the potential impact on the amenity of neighbours can be reduced and managed in line with Local Plan policy TC4.

#### 4. Transport

4.1 The site is in a very accessible location and it is considered likely that customers will use sustainable forms of transport to visit the premises. No cycle parking is provided; however, the scale of the proposal falls below the threshold for cycle parking to be required. There are a number of existing cycle spaces located on the public highway in close proximity to the site, which staff and customers would be able to use.

4.2 Servicing and deliveries to the site is likely to be carried out by 1 vehicle, once or twice a day, outside the peak period. Refuse collection will be daily between 8am – 10am with all refuse stored on site. The dwell time for the delivery vehicle is envisaged to be 10-15 minutes. Swept-path analysis demonstrates that a Fire Appliance could safely pass a delivery vehicle parked adjacent to the site. It is considered that the proposal would have negligible impact on the operation of the public highway in the general vicinity of the site.

4.3 The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. As with the previous permission, a S106 legal agreement will be required to secure a Construction Management Plan (CMP), a CMP monitoring fee (£1140) and a financial contribution towards highway repair works (£5000).

#### 5. Design

5.1 The alterations to this listed structure remain the same as previously approved. The exterior walls of the building have been subject to vehicle strikes in the past, and the railings suffered WWII bomb damage. The proposal seeks to repair and restore these features. Otherwise, externally, the building will remain unaltered, except for the installation of new entrance doors, to replace the existing steel security doors (which are non-original). An existing window grille will provide passive fresh air ventilation to the building. An extraction fan would also be provided, involving the installation of a small louvre on the rear (southern side) of the structure above ground, which is considered to be acceptable.

5.2 Internally, the building retains some joinery, including original panelled doors to the attendant's office and the cubicles, as well as glazed tiles lining the walls. The proposal seeks to retain the attendant's office door and the framework between the former cubicles, but the separating panels between the cubicles would be removed to allow the creation of dining booths. A survey of the tiles has been undertaken which shows that many, if not all, are beyond repair. It is therefore proposed to



reclad the entire stepped entrances with replica tiles after implementation of a suitable tanking system to the supporting walls, and addition of expansion joints in the new tiling. Internally, it is proposed to restore two areas where structural failure is less evident and the integrity of the original tiling less affected. One area is the spine wall between the adjacent conveniences; completely clad with original and replica tiles, this would act as a feature wall and a memento of the original finish of the toilets. The other internal area retaining less damaged original tiles is located on the southern wall of the ladies section. All other areas of tiling would be removed and replaced with replica tiles. A suitable condition will ensure that the final methodology for the repair / replacement of tiles is agreed in writing prior to the commencement of works, and that samples of all replacement tiles are submitted for approval also.

5.3 Currently, the two halves of the building are physically separate. Part of the central wall would be retained, to provide a sense of the original layout. An opening would be formed at the northern end and a counter would be installed along the rear (northern) wall. The former attendants' offices (in each corner) would be converted to a preparation area and a store.

5.4 At the southern end, the existing opening from the former male area into the store would be widened and an internal wall within the former ladies section would be removed. The urinals would be retained in situ. One (badly damaged) urinal would be boxed in; the other 6 would have a shelf installed above. This is welcomed in terms of retaining a sense of the history of the building. In the former ladies section, a counter would be installed on the wall and the former store would be converted to a toilet.

5.5 A condition will ensure that a programme of building recording and reporting is undertaken prior to works commencing, in order to safeguard the identification and recording of features of historic interest associated with the fabric of the building.

5.6 Any new signage and CCTV as required by the tenant will need separate consent and this will be required by condition. Also as previously imposed on the last permission, a condition will require details of a lighting strategy for the staircase entrances. Conditions as before are attached to the LB consent to require details of the internal restoration.

5.7 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## 6. Recommendations

6.1 Grant planning permission subject to a S106 on Operational Management Plan, Construction Management Plan, a CMP monitoring fee, and a financial contribution towards highway repair works.

6.2 Grant conditional listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16<sup>th</sup> December 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Dexter Building Design Ltd  
Unit 5 Victoria Grove  
Bedminster  
Bristol BS3 4AN

Application Ref: **2018/2044/P**

12 December 2019

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Former Public Conveniences  
Junction of Guilford Place and Guilford Street  
London  
WC1N 1EA**

**DECISION**  
Proposal: Change of use from former public convenience (Sui Generis) to flexible use as Class A1 (retail), A3 (restaurant) or A4 (bar), plus associated works.

Drawing Nos: Operational Management Plan (OMP) dated December 2018; Environment noise survey report issue 3 dated 2.10.18 by Noico; Annex B information for commercial kitchen (BWF ref 16841); BWF Operating and maintenance instructions for extraction systems; canopy and ducting details 16841 rev A; cleaning frequencies table; BWF Odour risk assessment; Fan specifications: Systemair MUB/T 042 400DV, Systemair KVO 315 EC circular duct fan; sitesafe discarb units; purified air details; letter from Dexter dated 3.4.17 regarding opening times; Heritage Statement dated December 2016; Design & Access Statement dated April 2018; letters from Mosaic restoration company dated 10.2.17 and 15.2.17; existing plans A101, proposed plans A102, lining details A105, counter detail A109, lighting details A110, ventilation strategy A111, services plan A112

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Operational Management Plan (OMP) dated December 2018; Environment noise survey report issue 3 dated 2.10.18 by Noico; Annex B information for commercial kitchen (BWF ref 16841); BWF Operating and maintenance instructions for extraction systems; canopy and ducting details 16841 rev A; cleaning frequencies table; BWF Odour risk assessment; Fan specifications: Systemair MUB/T 042 400DV, Systemair KVO 315 EC circular duct fan; sitesafe discarb units; purified air details; letter from Dexter dated 3.4.17 regarding opening times; Heritage Statement dated December 2016; Design & Access Statement dated April 2018; letters from Mosaic restoration company dated 10.2.17 and 15.2.17; existing plans A101, proposed plans A102, lining details A105, counter detail A109, lighting details A110, ventilation strategy A111, services plan A112.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, 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:

- a) Details of a lighting strategy to the 2 entrance staircases;
- b) Details of CCTV cameras and associated fittings;
- c) Details of any external signage.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The use hereby permitted shall not be carried out outside the following times 10am to 11.30pm Mondays to Wednesdays, 10am to midnight Thursdays to Saturdays, and 12pm to 10.30pm on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 6 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 The details of location and method of waste storage and removal as approved shall be provided prior to the first occupation of the unit and permanently retained thereafter. Waste and recycling associated with the uses hereby permitted shall not be stored outside the building.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 9 The roof of the building and the pavement adjacent to the building shall not be used at all by customers in association with the Class A1/A3/A4 uses hereby permitted.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 7 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

**DRAFT**

**DECISION**

Dexter Building Design Ltd  
Unit 5 Victoria Grove  
Bedminster  
Bristol BS3 4AN

Application Ref: **2018/2721/L**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

10 December 2019

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:

**Former Public Conveniences  
Junction of Guilford Place and Guilford Street  
London  
WC1N 1EA**

**DECISION**

Proposal: Various internal and external works in connection with a change of use from former public convenience to retail/restaurant/bar

Drawing Nos: canopy and ducting details 16841 rev A; Fan specifications: Systemair MUB/T 042 400DV, Systemair KVO 315 EC circular duct fan; Heritage Statement dated December 2016; Design & Access Statement dated April 2018; letters from Mosaic restoration company dated 10.2.17 and 15.2.17; existing plans A101, proposed plans A102, lining details A105, counter detail A109, lighting details A110, ventilation strategy A111, services plan A112

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



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: canopy and ducting details 16841 rev A; Fan specifications: Systemair MUB/T 042 400DV, Systemair KVO 315 EC circular duct fan; Heritage Statement dated December 2016; Design & Access Statement dated April 2018; letters from Mosaic restoration company dated 10.2.17 and 15.2.17; existing plans A101, proposed plans A102, lining details A105, counter detail A109, lighting details A110, ventilation strategy A111, services plan A112.

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 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.

- 4 Before the relevant part of the work is begun, 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:
  - a) Plan, elevation and section drawings at a scale of 1:10 of all new doors;
  - b) Plan, elevation and section drawings at a scale of 1:10 of repairs to the railings and hand rails;
  - c) Details of external louvre to serve extraction fan;
  - d) Details of repairs to the coping stones and plinths

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Details of the retention / replacement of glazed tiles, including a method statement and samples of replacement tiles, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.



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.

- 6 No works shall take place until the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant and approved by the local authority in writing has been secured. No development shall take place other than in accordance with the approved WSI and the resultant record is to be deposited with the Local Planning Authority in an archival form.

Reason: To safeguard the identification and recording of features of historic interest associated with the fabric of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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

Director of Regeneration and Planning