

Application ref: 2019/5548/L  
Contact: Rose Todd  
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Date: 15 January 2020

**Development Management**  
Regeneration and Planning  
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RPS Heritage  
RPS  
20 Farringdon Street  
LONDON  
EC4A4EN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Development Site At Former University Of Westminster Central St Martins College  
Campus  
Southampton Row  
London  
WC1B 4AF**

Proposal:

External repair and investigation works to roof, lightwells, windows and stonework.

Drawing Nos: Lethaby Building - Schedule of External Works  
4878-WAL-SW-ZZ-DR-S-2700\_P1  
GSM-MAB-ZZ-00-DR-A-00120-S1- -Lethaby Building Site Plan  
190920\_Built Heritage Statement - External Works

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:

Lethaby Building - Schedule of External Works

4878-WAL-SW-ZZ-DR-S-2700\_P1

GSM-MAB-ZZ-00-DR-A-00120-S1- -Lethaby Building Site Plan

190920\_Built Heritage Statement - External Works

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 Interventions and works to be maintained at the minimal level needed to provide the necessary information for informed restoration and/or repair in a like-for-like manner.

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 Reasons for granting listed building consent:

The Lethaby Building is listed Grade II\*

Built as the Central School of Art and Crafts (North section) and London Day Training College (South section) (1905-8) by the London County Council Architects' Department, General Section. The architect was AH Verstage, influenced by WR Lethaby. WR Lethaby was Principal of the Central School at the time of building and is commemorated on the Southampton Row elevation by a blue plaque.

EXTERIOR: Base of Cornish granite, upper storeys of Portland stone, lead roof. Five storeys and corner attic. Canted corner has enriched treatment with various styles of window to main staircase, high ogee double dome in lead over cornice. Small sculpture on ground storey showing woman with a sword supporting coats of arms of St George and City of London, dated 1908 and with the inscription 'Labor omnia vincit'.

The former entrance to London Day Training College is on Southampton Row. The entrance to Art School on Theobalds Road. Above the Theobalds Road entrance "LCC Central School of Arts & Crafts" in bronze.

The proposed repair and investigative works covered by this application are required to assess the physical integrity of the external facades and to establish the structural capacity of the existing building.

The proposed works relate to stone repairs, roof repairs and cleaning. Due to the age of the building investigative works are also necessary as part of routine maintenance and repair of the building.

The proposed works include removal of the lead cladding to the main dome to allow full structural inspection and structural repair.

A comprehensive window survey is also proposed.

Although elements of historic fabric are to be removed careful restoration is proposed to ensure there is no impact on the historic and architectural interest of the building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU. The site's planning history has been taken into account in 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer