

Application ref: 2019/5546/L  
Contact: Charles Thuairé  
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Date: 16 January 2020

**Development Management**  
Regeneration and Planning  
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Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**15-17 Tavistock Place**  
**London**  
**WC1H 9SH**

Proposal: Alterations to northern boundary wall adjoining Cartwright Gardens, including installation of retaining steel beams and associated planters.

Drawing Nos: PL(00)01C, TP2-BMJ-ZZ-00-PL-A-1900 rev P03, TP2-BMJ-ZZ-XX-PL-A-1905 rev P03, SK.101 rev P3; listed wall changes from approved scheme document

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

#### **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: PL(00)01C, TP2-BMJ-ZZ-00-PL-A-1900 rev P03, TP2-BMJ-ZZ-XX-PL-A-1905 rev P03, SK.101 rev P3; listed wall changes from approved scheme document.

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.

Informative(s):

- 1 Reason for granting consent-

The works involve further alterations to the listed boundary wall in terms of the height and width of the approved steel posts and planters attached to it, which were approved by a Listed Building Consent on 20th December 2018 (ref 2018/4072/L). The proposed alterations are very minor, comprising variations to the spacing, height and width of steel posts, to the height, size and position of attached planters, and to the extent and design of associated foundations.

The proposed works will not harm the special interest of the Grade II listed wall structure or the adjoining crescent of Grade II listed hotel buildings behind. The alterations will retain the wall in its entirety and there will be no loss of historic fabric. Indeed there will be less impact than the previously approved alterations, as the structures are reduced in height and the excavation reduced in extent.

Special regard has been attached to the desirability of preserving the listed structure and buildings, their setting and 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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

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

Daniel Pope  
Chief Planning Officer