

Application ref: 2020/0112/L  
Contact: Tony Young  
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Date: 11 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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NHS Property Services  
Fao. Miss Rowan Gilbert  
99 Gresham Street  
London  
EC2V 7NG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Hunter Street Health Centre**  
**8 Hunter Street**  
**London**  
**WC1N 1BN**

Proposal:

Alterations in connection with the installation of replacement boiler machinery and associated equipment housed internally within basement plant room (B1/015) and the installation of 3 external flue outlets located within southern lightwell in Handel Street.

Drawing Nos: Site location plan; HUN/01 rev T01, HUN/02 rev T01, HUN/03 rev T04, HUN/04 rev T04; Project Scoping Report from Gleeds Building Surveying Ltd. dated July 2019.; Design and Access (with Heritage) Statement; Tender Pack (version 1) from Gleeds Building Surveying Ltd. dated October 2019.

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: Site location plan; HUN/01 rev T01, HUN/02 rev T01, HUN/03 rev T04, HUN/04 rev T04; Project Scoping Report from Gleeds Building Surveying Ltd. dated July 2019.; Design and Access (with Heritage) Statement; Tender Pack (version 1) from Gleeds Building Surveying Ltd. dated October 2019.

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 The external flue outlets hereby approved and located within the southern lightwell on Handel Street hereby shall be black in colour.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting listed building consent:

The host property, the Former London School of Medicine for Women, was built in 1897-1900 and is listed at Grade II. The Queen Anne style building is constructed of red brick with stone and gauged brick dressings, with tiled mansard roofs, dormers and tall brick chimney stacks with stone cornices. The principal consideration material to the determination of this application is the impact of the proposal on the host building, its' setting, and to any features of special architectural or historic interest.

The proposed replacement boilers and related machinery would be appropriately located internally within an existing basement plant room (B1/015) and so would not be visible from within the public realm. It is also recognised that the basement plant room is currently used for a similar purpose and contemporary in design terms with no internal fabric, fixtures or fittings of any significant historic merit, and as such, the proposed alterations would not involve any intervention into the historic fabric of the building.

3 new flues would run from the replacement plant and machinery along the plant room ceiling and penetrate the wall to provide 3 external outlets within the southern lightwell in Handel Street. The flue outlets would not be widely visible given the low position within the basement lightwell and would be black in colour to match as closely as possible existing rainwater goods. In this context,

and given the small size of the flues, the proposal would not have any discernible impact upon the appearance of the Grade II listed building within the Bloomsbury Conservation Area.

Overall, therefore, the proposal would not be harmful to any features of special architectural or historic interest associated with the building's listing in accordance with Council policies and guidelines, and is acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 acceptable and in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 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.
- 5 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.

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 typed name and title.

Daniel Pope  
Chief Planning Officer