

Application ref: 2020/1437/L
Contact: Tony Young
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Date: 4 May 2020

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Debbie Flevotomou Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Units 66 68 and 70
Brunswick Centre
London
WC1N 1AE**

Proposal: External alterations in connection with the replacement of 3 shopfronts to retail units on the north-west elevation fronting Handel Street, involving the removal of mullions and grilles to all units and replacement with clear glass, and addition of glass canopy above entrance to Unit 68.

Drawing Nos: Site location plan; 02 (existing), 02 (proposed), 04 rev 00, 05 rev 00, 06 rev 01, 07 rev 01, 08 rev 01, 09 rev 01, 10 rev 01, 11 rev 01, 12 rev 01; Heritage Statement from Debbie Flevotomou Architects received 25/02/2020.

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: Site location plan; 02 (existing), 02 (proposed), 04 rev 00, 05 rev 00, 06 rev 01, 07 rev 01, 08 rev 01, 09 rev 01, 10 rev 01, 11 rev

01, 12 rev 01; Heritage Statement from Debbie Flevotomou Architects received 25/02/2020.

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.

Informatives:

- 1 Reason for granting listed building consent:

The Brunswick Centre is a major landmark within the Bloomsbury Conservation Area and is listed Grade II. The building was completed in 1972, designed by Patrick Hodgkinson (based on a Leslie Martin scheme of 1960-3) for Marchmont Properties and London Borough of Camden. It is formed in reinforced concrete, as a complex megastructure of 2 "A" framed blocks of 560 flats, linked by a raised podium containing shops and a cinema set over a basement car park.

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, and its features of special architectural or historic interest.

Units 66, 68 and 70 are retail units located on the north-west elevation fronting Handel Street which is considered to be of lesser architectural and historic significance than the other 3 elevations of the Brunswick Centre, being an unfinished element of the original Hodgkinson scheme in concrete and render and of limited architectural merit.

While the central boulevard and arcade is characterised by a strong degree of uniformity through the design and appearance of frameless glass retail frontages, the shopfronts to Units 66, 68 and 70 on the north-west elevation consist of larger, bulkier steel frames and grilles, upgraded in 2004 when the main precinct was remodelled, and have no historic value. As such, the removal of mullions and grilles to these frontages and replacement with clear glass, closely matching the central boulevard units in terms of their proportions and framing materials, is considered to be appropriate.

The application also seeks consent to install a new glass canopy above the entrance to Unit 68, identical to the canopy above the adjacent Unit 70 which was granted consent in 2008 (2008/1719/L). The toughened or heat strengthened glass canopy is of a simple, utilitarian design, suspended from 4 metal tension rods fixed by screws to the façade, and is considered to be appropriate.

Overall, the proposals would not obscure any significant architectural features or visually harm the appearance of the listed building, nor detract from the character and appearance of the Bloomsbury Conservation Area. Therefore, in terms of the design, size, colour, location, methods of fixing and materials, the proposal is considered to preserve the special architectural and historic interest of the Grade II listed building, and is acceptable.

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

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 policy D2 of the Camden Local Plan 2017, 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.
- 3 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.
- 4 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer