

Application ref: 2020/1313/L
Contact: Nick Baxter
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Date: 22 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Royal College of Physicians
11 St Andrew's Place
London
NW1 4LE

Proposal:

External redecoration, paving and roof repairs to: 1-8 St Andrew's Place (Nash Terrace);
Jerwood Building (rear of Nash Terrace); William Harvey House; 9-10 St Andrew's Place;
11 St Andrew's Place

Drawing Nos: Location plan, site plan, design & access statement, appendix B flat roof
report, heritage statement, SOW Rev B (schedule of 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:

Location plan, site plan, design & access statement, appendix B flat roof report, heritage statement, SOW Rev B (schedule of 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 Detailed samples of materials in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Welsh slate.
- b) Chimney pot.
- c) Panel of brickwork and pointing.
- d) Panel of lightly cleaned brickwork.
- e) Panel of mosaic.
- f) Panel of DOFF cleaning.

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 The site is a group of grade-I-listed buildings used as a college, including 1-8 St Andrew's Place, of 1823 by Nash, 9-10 St Andrew's Place, of 1826 by George Thompson, The Lasdun Building, of 1964 by Lasdun, and the Jerwood Building. The site makes a positive contribution to the Regent's Park Conservation Area.

Like-for-like repairs are proposed to rainwater goods, render, flaunching, mosaic, windows, railings and brickwork. Replacement is proposed of 30 bricks (like for like), lead flashings and lead roofs and two roof lights. A flat roof covering on the Lasdun building is to be replaced. This is currently covered in roofing felt which, in conjunction with blockages in the gulleys and gratings is leading to internal flooding. The roofing felt does not contribute to the special interest of the building and will be replaced with the Proteus system. Where the plain mosaic finish is missing, it will be replaced with an in-house stock of the original tiles. On the older buildings, new Welsh slates will be applied where necessary because slates have broken.

Any works other than those specifically mentioned in the consented documents

are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the grade-I-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses, other than that the CAAC raised no objection. The site's planning history has been taken into account in making this decision. Historic England has issued a letter of flexible authority which has been ratified by the NPCU.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 proposed development also accords with the London Plan 2016 and the NPPF.

- 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.
- 5 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.

- 6 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



Daniel Pope
Chief Planning Officer