

Application ref: 2020/2582/L
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Development Management
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tp bennett
1 America Street
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SE1 ONE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**24 and 26 West Street
London
WC2H 9NA**

Proposal:

Alterations to 24 West Street comprising removal of existing internal partitions, addition of roof vents to rear roof, refurbishment of washroom, erection of partitions to stairwells, installation of cycle store to crypt and air-conditioning unit to rear lightwell of 26 West Street following removal of existing a/c units from Nos 24 and 26.

Drawing Nos: Proposed drawings: D 1101 I1; D 2101 I1; D 2300 I1; D 2302 I1; D 2301 I1; D 2099 I2; D 2201 I2; D 2102 I2; D 2100 I2; 17743.17 P2; 17743.19 P3; 17743.21 P3; 17743.25 P2; 17743.23 P1;

Existing drawings: 17743.02 T1; 17743.03 T1; 17743.04 T1; 17743.20 P2; 17743.18 P2; 17743.5 P2; 17743.22 P1; 17743.24 P1

Proposed Mechanical & Electrical Installations: 5582-M-301 T1; 5582-M-302 T1; 3502 P1, Noise survey and plant noise assessment report prepared by Sandy Brown dated 3 April 2020

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:

Proposed drawings: D 1101 I1; D 2101 I1; D 2300 I1; D 2302 I1; D 2301 I1; D 2099 I2; D 2201 I2; D 2102 I2; D 2100 I2; 17743.17 P2; 17743.19 P3; 17743.21 P3; 17743.25 P2; 17743.23 P1;

Existing drawings: 17743.02 T1; 17743.03 T1; 17743.04 T1; 17743.20 P2; 17743.18 P2; 17743.5 P2; 17743.22 P1; 17743.24 P1

Proposed Mechanical & Electrical Installations: 5582-M-301 T1; 5582-M-302 T1; 3502 P1

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

The application has been revised to omit the rooflights, the enlarged opening between 24 and 26 West Street and basement damp proofing.

The streamlining of the external appearance of the building on the north and east sides is seen as an improvement by removing a large number of A/C units and associated appendages. The erection of a gantry at low level within the rear lightwell to accommodate new ME installations is not considered to cause harm due to the location away from public view with minimal impact on the setting of the listed building. The application was revised so that the proposed ventilation cowls would be on the less visible rear roof slope.

The scheme of updating and upgrading is generally supported and welcomed as it will assist in finding new occupiers for the listed building by providing up-to-date office accommodation.

Internal and external repairs and redecoration to the building using

conservation techniques are fully supported. The reconfiguration of service areas including kitchens and WCs is welcomed as it streamlines the layouts, confining such functions to limited areas of the floorplates at each level. The insertion of new M&E service runs in conjunction with these works and with regard to the wider internal environment is considered to cause no harm as existing service routes and areas of the building of lesser significance will be affected.

The installation of Crittall-style steel-framed fire-resistant glazing systems in sections around the main means of escape stair and ground floor entrance lobby is considered to be stylistically in keeping with the interiors which have been much altered since the building was used as a chapel.

It is noted that an internal staircase is to be removed. This is acceptable as the staircase in question is a modern, non-original installation which does not contribute to the building's historic interest.

The planning and appeal history of the site has been taken into account when coming to this decision. Two objections were received and duly considered prior to 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 proposed development is in general accordance with policies D2 of the Camden Local Plan 2017. The development also accords with the NPPF 2019 and the London Plan 2016.

- 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



Daniel Pope
Director of Economy, Regeneration and Investment