

Application ref: 2020/4175/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**59 St Giles High Street
London
WC2H 8LH**

Proposal:

Discharge of condition 3 of listed building consent application 2012/6872/L relating to brickwork.

Drawing Nos: Application form, 200908 Covering Letter for Condition 3, 1466_59 St Giles High Street_Conditon 3 Document.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 3 of listed building consent application 2012/6872/L which reads as follows:

A trial sample of brick cleaning and re-pointed shall be inspected and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

The applicant has proposed the bricks are cleaned using a Doff system, which incorporates hot water, steam and pressure. This approach is generally sensitive to historic fabric. A photograph of a sample patch of cleaned brickwork has been submitted and demonstrates that the cleaning method will not harm the brickwork.

It is proposed to rake out defective pointing with hand tools and to repoint using a lime mortar that is flush with the brickwork. Although in general a recessed joint is preferred, in this instance, because the majority of the pointing is flush and some of the brick arises are damaged, a flush joint is thought to be more appropriate. It is then proposed to soot wash the new pointing to help it to blend in with the remaining pointing and brickwork.

Photographs of the pointing prior to and after soot washing have been submitted. It's clear that the pointing is of an acceptable standard and that with the addition of the soot washing, the new works blend seamlessly into the brickwork.

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

The site's planning history has been taken into account in making this decision.

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.

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 'DPe', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment