

Application ref: 2020/4053/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 18 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Deloitte LLP
1 New Street Square
London
EC4A 3HQ
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**14 Endsleigh Street
London
WC1H 0DH**

Proposal:

Full refurbishment of the building associated with change of use from residential (Class C3) to sui generis, including maintenance and repair works to the external envelope including the roof, facade and windows; redecoration, re-plumbing and re-wiring throughout; installation of new kitchen and bathroom fittings and fitted furniture; minor alterations to the internal layout including the removal of a ground floor partition, installation of new partitions at third floor to create an en-suite bathroom; the installation of a platform lift to front lightwell to serve ground and basement floors; installation of one plant unit to rear at basement level; re-building the garden wall to the rear; and removal of 7no. trees in the rear garden and associated works.

Drawing Nos: 1802-SBA-XX-01-DR-A-262 01.1 Living Room P4; 1802-SBA-XX-01-DR-A-263 01.3 Kitchen / Diner P4; 1802-SBA-XX-01-DR-A-264 01.3 Kitchen / Diner P4; 1802-SBA-XX-02-DR-A-265 02.1 Bedroom 1 P3; 1802-SBA-XX-02-DR-A-266 02.2 B1 Ensuite P3; 1802-SBA-XX-02-DR-A-267 02.2a WC2 P3; 1802-SBA-XX-02-DR-A-268 02.3 Bedroom 2 P3; 1802-SBA-XX-03-DR-A-269 03.1 Bedroom 4 P3; 1802-SBA-XX-03-DR-A-270 03.2 Family Bathroom P3; 1802-SBA-XX-03-DR-A-271 03.4 Bedroom 3 P3; 1802-SBA-XX-03-DR-A-272 03.4a B3 Ensuite P3; 1802-SBA-XX-03-DR-A-273 03.5 Utility P4; 1802-SBA-XX-04-DR-A-274 04.1 Sitting Room; 1802-SBA-XX-04-DR-A-275 04.3 Study; 1802-SBA-XX-ZZ-SH-A-300 Door Schedule Internal and External C4; 1802-SBA-XX-ZZ-DR-A-301 Existing Door Types C3; 1802-SBA-XX-ZZ-DR-A-302 Proposed Door Types C3; 1802-SBA-XX-ZZ-SH-A-310 Fireplaces Schedule

P4; 1802-SBA-XX-ZZ-SH-A-320 Window Schedule P3; 1802-SBA-XX-ZZ-DR-A-321 Existing and Proposed Window Types P4; 1802-SBA-XX-ZZ-DR-A-330 Ceiling Roses Existing P4; 1802-SBA-XX-ZZ-DR-A-331 Mouldings Details Existing P3; 1802-SBA-XX-XX-DR-A-501 Location Plan P4; 1802-SBA-XX-XX-DR-A-502 Block Plan P3; 1802-SBA-XX-B0-DR-A-503 Site Plan P3; 1802-SBA-XX-B0-DR-A-504 C3 Location Plan - Tree replacement locations; 1802-SBA-XX-B0-DR-A-700 B0 Waterproofing Vaults P4; 1802-SBA-XX-B0-DR-A-701 Waterproofing Details P3; 1802-SBA-XX-B0-DR-A-702 B0 Lightwell Paving P1; 1802-SBA-XX-B0-DR-A-703 B0 Floor Construction P3; 1802-SBA-XX-00-DR-A-704 00 Main Entrance Paving P1; 1802-SBA-XX-ZZ-DR-A-705 Stair Finish Detail P2; 1802-SBA-XX-00-DR-A-722 00 Business Room Opening C3; 1802-SBA-XX-ZZ-DR-A-750 Existing Door Details P3; 1802-SBA-XX-ZZ-DR-A-751 Proposed Door Details P3; 1802-SBA-XX-ZZ-DR-A-760 Proposed Window Overhall Schematic C4; 1802-SBA-XX-ZZ-DR-A-795 Replacement Plaster Ceiling Detail C2; 1802-SBA-XX-ZZ-DR-A-900 Existing Floor Plans B0-01 P3; 1802-SBA-XX-ZZ-DR-A-005 Demolition Floor Plans B0-01 P5; 1802-SBA-XX-ZZ-DR-A-006 Demolition Floor Plans 02-04 P5; 1802-SBA-XX-ZZ-DR-A-008 GA Plans B0-01 P8; 1802-SBA-XX-ZZ-DR-A-009 GA Plans 02-04 C4; 1802-SBA-XX-ZZ-DR-A-015 Fire Strategy Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-016 Fire Strategy Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-020 Wall Type Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-021 Wall Type Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-030 Wall Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-031 Wall Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-035 Floor Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-036 Floor Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-042 Ceiling Replacement Strategy B0-01 C1; 1802-SBA-XX-ZZ-DR-A-043 Ceiling Replacement Strategy 02-04 C1; 1802-SBA-XX-ZZ-DR-A-100 GA Proposed Section A P4; 1802-SBA-XX-ZZ-DR-A-101 GA Proposed Section B P4; 1802-SBA-XX-ZZ-DR-A-102 GA Proposed Sections C+D P4; 1802-SBA-XX-ZZ-DR-A-103 Section Detail of New Rear Balcony P4; 1802-SBA-XX-ZZ-DR-A-104 Proposed Fire Strategy Section P4; 1802-SBA-ZZ-XX-DR-A-105 Demolition Section A P1; 1802-SBA-ZZ-XX-DR-A-106 Demolition Section B P1; 1802-SBA-ZZ-XX-DR-A-107 Demolition Section C+D P1; 1802-SBA-XX-ZZ-DR-A-200 Proposed GA Elevations P5; 1802-SBA-XX-ZZ-DR-A-201 GA Elevations Demo P1; 1802-SBA-XX-B0-DR-A-250 B02 Business Meeting 1 P4; 1802-SBA-XX-B0-DR-A-251 B03 Store 1 P5; 1802-SBA-XX-B0-DR-A-252 B04 Servery P6; 1802-SBA-XX-B0-DR-A-253 B07b Store 2 P3 1802-SBA-XX-B0-DR-A-254 B07c Accessible WC P4; 1802-SBA-XX-00-DR-A-255 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-256 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-257 00.2 Main Hall P4; 1802-SBA-XX-00-DR-A-258 00.3 Business Meeting 3 P4; 1802-SBA-XX-00-DR-A-259 00.4 Storage / Cloakroom P3; 1802-SBA-XX-00-DR-A-260 00.5 Accessible WC P4; 1802-SBA-XX-01-DR-A-261 01.1 Living Room P4; 1802-SBA-XX-ZZ-DR-A-901 Existing Floor Plans 02-04 P3; 1802-SBA-XX-ZZ-DR-A-905 Existing Section A P2; 1802-SBA-XX-ZZ-DR-A-910 Existing Elevations P3; SK-002 01- JNY-01 Plant Enclosure Bench; SK-002 02 -JNY-01 Plant Enclosure Detail; SK-002 03 - JNY-02 Fixed Bench Seating; Method of installation of services within the historic fabric - cable trays and chasing R1; Method of installation of services within the historic fabric - risers; OBV - SK001.01 Rev 01 Landscape Design; 220039_E_2100_C; 220039_E_2101_C; 220039_E_2102_C; 220039_E_2200_C; 22039_E_2201_C; 22039_E_2202_C; GAMMA - Ceilings Schedule of Condition and Proposed Work V5; 2020_01_DR_201 (Existing Drainage Plan) prepared by Ross & Partners; 2020-RP-XX-ZZ-DR-S-101 (Demolition and Temporary Works, Plans) Rev P01; 2020-RP-XX-ZZ-DR-S-102 (Temporary Works Sequence Sections and Details) Rev P01; 2020-RP-XX-00-DR-S-201 (Proposed Ground Floor Plan, Sections and Details) Rev P01;

Reports

Covering Letter prepared by Deloitte LLP, dated 04 September 2020; Design and Access Statement prepared by Saunders Boston Architects, dated 03 September 2020; Planning and Heritage Statement prepared by Deloitte LLP, dated September 2020; Schedule of Works prepared by Saunders Boston Architects; Mechanical Plant Noise Assessment prepared by Clarke Saunders Acoustics, dated 03 September 2020; Method Statement for the repair of the moulded treads to the main staircase, prepared by Capital Stone Renovation Ltd; Heating, ventilation and water services drawings, prepared by Overbury PLC references 2020 11 M 101 - 104, 2020 11 PH 101 -106 (all rev T1); UCL Green Strategy prepared by UCL; Damp Survey, prepared by AME, dated September 2020; Arboricultural Impact Assessment Report Addendum November 2020 Rev 1; Project Gamma UCL Tree Planting Aftercare Technical Note; Arboricultural Impact Assessment Report, prepared by AECOM, dated September 2020; Conservation vent grille and square hole grille details by Cast Iron Brick Company; Lightwell lighting details by Winter Electrical Services Limited; Methodology for uplifting of Flag Stone floor; External louvre schedule dated 10/11/2020; Structural Inspection and Review of Existing Ceilings prepared by Ross & Partners.

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:

1802-SBA-XX-ZZ-DR-A-005 Demolition Floor Plans B0-01 P5; 1802-SBA-XX-ZZ-DR-A-006 Demolition Floor Plans 02-04 P5; 1802-SBA-XX-ZZ-DR-A-008 GA Plans B0-01 P8; 1802-SBA-XX-ZZ-DR-A-009 GA Plans 02-04 C4; 1802-SBA-XX-ZZ-DR-A-015 Fire Strategy Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-016 Fire Strategy Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-020 Wall Type Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-021 Wall Type Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-030 Wall Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-031 Wall Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-035 Floor Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-036 Floor Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-042 Ceiling Replacement Strategy B0-01 C1; 1802-SBA-XX-ZZ-DR-A-043 Ceiling Replacement Strategy 02-04 C1; 1802-SBA-XX-ZZ-DR-A-100 GA Proposed Section A P4; 1802-SBA-XX-ZZ-DR-A-101 GA Proposed Section B P4; 1802-SBA-XX-ZZ-DR-A-102 GA Proposed Sections C+D P4; 1802-SBA-XX-ZZ-DR-A-103 Section Detail of New Rear Balcony P4; 1802-SBA-XX-ZZ-DR-A-104 Proposed Fire Strategy Section P4; 1802-SBA-ZZ-XX-DR-A-105 Demolition Section A P1; 1802-SBA-ZZ-XX-DR-A-106 Demolition Section B P1; 1802-SBA-ZZ-XX-DR-A-107 Demolition Section C+D P1; 1802-SBA-XX-ZZ-DR-A-200 Proposed GA Elevations P5; 1802-SBA-XX-ZZ-DR-A-201 GA Elevations Demo P1; 1802-SBA-XX-B0-DR-A-250 B02

Business Meeting 1 P4; 1802-SBA-XX-B0-DR-A-251 B03 Store 1 P5; 1802-SBA-XX-B0-DR-A-252 B04 Servery P6; 1802-SBA-XX-B0-DR-A-253 B07b Store 2 P3 1802-SBA-XX-B0-DR-A-254 B07c Accessible WC P4; 1802-SBA-XX-00-DR-A-255 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-256 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-257 00.2 Main Hall P4; 1802-SBA-XX-00-DR-A-258 00.3 Business Meeting 3 P4; 1802-SBA-XX-00-DR-A-259 00.4 Storage / Cloakroom P3; 1802-SBA-XX-00-DR-A-260 00.5 Accessible WC P4; 1802-SBA-XX-01-DR-A-261 01.1 Living Room P4; 1802-SBA-XX-01-DR-A-262 01.1 Living Room P4; 1802-SBA-XX-01-DR-A-263 01.3 Kitchen / Diner P4; 1802-SBA-XX-01-DR-A-264 01.3 Kitchen / Diner P4; 1802-SBA-XX-02-DR-A-265 02.1 Bedroom 1 P3; 1802-SBA-XX-02-DR-A-266 02.2 B1 Ensuite P3; 1802-SBA-XX-02-DR-A-267 02.2a WC2 P3; 1802-SBA-XX-02-DR-A-268 02.3 Bedroom 2 P3; 1802-SBA-XX-03-DR-A-269 03.1 Bedroom 4 P3; 1802-SBA-XX-03-DR-A-270 03.2 Family Bathroom P3; 1802-SBA-XX-03-DR-A-271 03.4 Bedroom 3 P3; 1802-SBA-XX-03-DR-A-272 03.4a B3 Ensuite P3; 1802-SBA-XX-03-DR-A-273 03.5 Utility P4; 1802-SBA-XX-04-DR-A-274 04.1 Sitting Room; 1802-SBA-XX-04-DR-A-275 04.3 Study; 1802-SBA-XX-ZZ-SH-A-300 Door Schedule Internal and External C4; 1802-SBA-XX-ZZ-DR-A-301 Existing Door Types C3; 1802-SBA-XX-ZZ-DR-A-302 Proposed Door Types C3; 1802-SBA-XX-ZZ-SH-A-310 Fireplaces Schedule P4; 1802-SBA-XX-ZZ-SH-A-320 Window Schedule P3; 1802-SBA-XX-ZZ-DR-A-321 Existing and Proposed Window Types P4; 1802-SBA-XX-ZZ-DR-A-330 Ceiling Roses Existing P4; 1802-SBA-XX-ZZ-DR-A-331 Mouldings Details Existing P3; 1802-SBA-XX-XX-DR-A-501 Location Plan P4; 1802-SBA-XX-XX-DR-A-502 Block Plan P3; 1802-SBA-XX-B0-DR-A-503 Site Plan P3; 1802-SBA-XX-B0-DR-A-504 C3 Location Plan - Tree replacement locations; 1802-SBA-XX-B0-DR-A-700 B0 Waterproofing Vaults P4; 1802-SBA-XX-B0-DR-A-701 Waterproofing Details P3; 1802-SBA-XX-B0-DR-A-702 B0 Lightwell Paving P1; 1802-SBA-XX-B0-DR-A-703 B0 Floor Construction P3; 1802-SBA-XX-00-DR-A-704 00 Main Entrance Paving P1; 1802-SBA-XX-ZZ-DR-A-705 Stair Finish Detail P2; 1802-SBA-XX-00-DR-A-722 00 Business Room Opening C3; 1802-SBA-XX-ZZ-DR-A-750 Existing Door Details P3; 1802-SBA-XX-ZZ-DR-A-751 Proposed Door Details P3; 1802-SBA-XX-ZZ-DR-A-760 Proposed Window Overhaul Schematic C4; 1802-SBA-XX-ZZ-DR-A-795 Replacement Plaster Ceiling Detail C2; 1802-SBA-XX-ZZ-DR-A-900 Existing Floor Plans.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

B0-01 P3; 1802-SBA-XX-ZZ-DR-A-901 Existing Floor Plans 02-04 P3; 1802-SBA-XX-ZZ-DR-A-905 Existing Section A P2; 1802-SBA-XX-ZZ-DR-A-910 Existing Elevations P3; SK-002 01- JNY-01 Plant Enclosure Bench; SK-002 02 -JNY-01 Plant Enclosure Detail; SK-002 03 - JNY-02 Fixed Bench Seating; Method of installation of services within the historic fabric - cable trays and chasing R1; Method of installation of services within the historic fabric - risers; OBV - SK001.01 Rev 01 Landscape Design; 220039_E_2100_C; 220039_E_2101_C; 220039_E_2102_C; 220039_E_2200_C; 22039_E_2201_C; 22039_E_2202_C; GAMMA - Ceilings Schedule of

Condition and Proposed Work V5; 2020_01_DR_201 (Existing Drainage Plan) prepared by Ross & Partners; 2020-RP-XX-ZZ-DR-S-101 (Demolition and Temporary Works, Plans) Rev P01; 2020-RP-XX-ZZ-DR-S-102 (Temporary Works Sequence Sections and Details) Rev P01; 2020-RP-XX-00-DR-S-201 (Proposed Ground Floor Plan, Sections and Details) Rev P01; Reports

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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 All work of making good shall be carried out to match the existing adjacent historic fabric and 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.

- 5 Detailed drawings, or samples of materials as appropriate, 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) Plan, elevation and section drawings and manufacture details of new accessibility lift.

- b) Full details of works to historic metal elements and new metal items, to include but not limited to front railings and rear first floor balcony.

- c) Sample panel showing brick, mortar, and bonding for garden wall to be provided on site.

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.

- 6 Notwithstanding what is shown on the drawings hereby approved, full details and plan, elevation and section drawings of the front steps, front entrance bridge / landing and the surface treatment of the front lightwell shall be submitted to and agreed in writing by the local planning authority prior to commencement of the relevant 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.

- 7 Shelves and associated joinery shall be scribed around historic fabric and not fixed to historic fabric.

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.

- 8 All new flooring e.g. carpet, engineered timber, shall be installed without the use of epoxy glues or invasive fixing (aside from the small number of fixings to the flooring to the landing hereby approved).

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.

- 9 All new window joinery to exactly match original examples found within the house, including frame and glazing bar section, pattern and form, unless agreed in writing by the local planning authority.

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.

- 10 The stone floor throughout the basement shall be lifted so as not to break the slabs. The stones shall be relaid in exactly the same location using a weak sand mix to ensure any future works will allow the stones to be lifted. No cutting of the slabs is hereby granted consent. The relaid stones shall be close laid without mortar joints as historic examples.

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.

- 11 All new rain water goods/down pipes to the rear elevations shall be painted cast iron.

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.

- 12 Historic fabric including but not limited to: stone stair, metal balustrade and handrail of staircase, stone floors, windows and doors and associated joinery, chimney pieces including hearth stones, and glazing shall be fully protected throughout construction.

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.

- 13 External vents shall in installed in accordance with drawing no. -SBA-XX-ZZ-DR-A-200 rev C4, cast iron air brick company manufacturer details and External louvre schedule dated 10/11/2020. No external vents to front elevation are acceptable.

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.

- 14 The new arch to opening in meeting room 3 shall exactly match the details of the arch between the principle rooms on the first floor.

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.

- 15 All new services, including plumbing, heating, lighting and electrical installations, and smoke and heat detectors shall be installed in accordance with the details hereby approved.

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 listed building consent

The proposals include the full refurbishment of the building. External works include repairs to the façade, roof and windows; replacement of Juliette balcony to the rear; installation of a platform lift within the front basement lightwell to improve accessibility of the lower floors and associated alterations to the railings to accommodate the new lift; replacement of non-original door to the basement lightwell; installation of a kitchen extractor fan within the rear garden and landscaping; and other associated works.

A number of revisions have been made and additional information provided since first submission following concerns raised by the Council's Conservation Officer. The revisions include changes to the rear garden landscaping to remove the proposed tiles and astroturf; additional information submitted to demonstrate how the new services will interact with the historic fabric; changes

to retain rather than remove a number of existing internal doors and upgrade them to meet current fire standards; and the proposed window alterations were revised to retain and refurbish the existing windows and remove the double glazing previously proposed.

During the course of the application it became evident that the existing ceiling structure and plasterwork was failing, and as such, additional details were submitted for the installation of new plasterboard ceilings. Given the change of use and the fire safety requirements combined with the urgent works required, it is accepted that it is not possible to reinstate lath and plaster ceilings and the proposed plasterboard is considered acceptable in this specific instance.

Permission is sought for the installation of a kitchen extractor fan and ducting within the rear garden. The design of this is acceptable as it is incorporated into an external seating area and as such the visual impact is relatively discreet.

Concerns remain regarding the details of the proposed platform lift and metalwork, and as such the final detailed design shall be secured by condition to be submitted for approval prior to implementation.

Following the revisions made, the Council's Conservation Officer has confirmed the proposals are acceptable. Although the level of intervention would result in some harm to the significance of the listed building, this would be at the lower end of less than substantial, and would be outweighed by the public benefits delivered due to the building being owned and used by the university. The sui generis use will support the wider function of the university, providing both important meeting space and residential accommodation for staff. The work of the university and the education function that it provides is of significant public benefit. The proposals will contribute significantly to the delivery of that public benefit, and will ensure the preservation and ongoing use of the host building.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making this decision and 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with 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.

- 6 Any works not specifically on the approved documents will require a listed building consent application.

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